

SEPP65 – Design Verification Statement

Prepared to accompany the Development Application submitted for

North Eveleigh Affordable Housing Scheme Eveleigh

Architecture
Urban Design
Planning
Interior Architecture

Verification of Qualifications

Ross Styles is a registered Architect in New South Wales and is enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921. His Registration Number is 6383.

Statement of Design

The subject site is part of the broader North Eveleigh Concept Plan (MP 08_0015) precinct which provided for a mixed use residential, commercial, cultural and open space precinct at North Eveleigh and was approved on 16 December 2008.

A small part of the precinct, 'Lot D4', has been conditionally sold to City West Housing, a not-for-profit, Registered Housing Provider for the purposes of building affordable housing units.

Architectus has been responsible for the design of the project and it has been designed to comply with the constraints of the Concept Plan approval and respond to the best practice design principles of SEPP65.

Architectus verifies that the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development are achieved for the proposed Building C and D development.

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Verification Statement

The assessment of the proposal is made in accordance with the Design Quality principles as set out SEPP65, Part 2 as follows:

Principle 1

Good design responds & contributes to its context. Context can be defined as the key natural & built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality & identity of the area.

The form and scale of the proposed building corresponds generally with the Approved Concept Master Plan's six storey envelope, with minor departures introduced for urban design and amenity reasons. Rather than dominate its context, the proposal has been designed to complement its existing heritage context and significant public setting. While continuity with the site's built heritage fabric is provided through the use of brick and the building's formal layout, it is intended for there to be a clear contrast between the proposal's material, colour and character and that of the existing buildings to the east and the west. While this distinction encourages a clear understanding of old and new fabric, it also allows different uses and their discrete public and private roles in the precinct to remain legible

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Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk & height that suits the scale of the street & surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk & height needs to achieve the scale identified for the desired future character of the area.

To modulate its length and scale, the proposed massing is arranged in three parts, with each part reflecting its role in the composition through alignment, expression and material. To express the building's main entry, the eastern component is raised by one storey, following the example of the adjacent Carriage Works Workshop.

The middle framed section of the building comprises a large number of single units precisely aligned with the existing Carriage Works Workshops. While regular structural bays recalling the repetition of adjacent heritage façades, a doubling of width produces larger apartments at grade and doubling of height produces duplexes at upper levels.

In response to the heritage Clothing Store's setback, the western element is setback and expressed horizontally with large spandrels, each containing sliding operable west facing screens. Containing its secondary entry, the western façade's resultant expression reflects outlook and passive design as much as its dialogue with adjacent fabric.

Minor variations with the approved Concept Plan envelope are discussed in further details in the Statement of Environmental Effects.

Principle 3: Built Form

Good design achieves an appropriate built form for a site & the building's purpose, in terms of building alignments, proportions, building type & the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes & parks, including their views & vistas, & provides internal amenity & outlook.

The proposed development is generally consistent with the built form outcome envisaged by the Concept Plan approval.

Minor variations occur as the eastern and western ends of the building extend southward beyond the building envelope stipulated by the Concept Plan. The variations are considered minor given the proposed development remains consistent with maximum floor space ratio for the site, and the variations to the building envelope will not result in any significant impacts on the surrounding area beyond those reasonably expected by a complying development.

Principle 4: Density

Good design has a density appropriate for the site & its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable & consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities & environmental quality.

The proposed development will accommodate residential dwellings in a locality serviced by frequent train and local and regional bus services. The site is also in close proximity to services and amenities, including entertainment, retail, health and education. The density is therefore considered appropriate for the site and locality.

Principle 5: Resource, energy & water efficiency

Good design makes efficient use of natural resources, energy & water throughout its life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate & sustainable materials, adaptability & reuse of buildings, layouts, & built form, passive solar design principals, efficient appliances & mechanical services, soil zones for vegetation and reuse of water.

The design of building is consistent with the principles of SEPP65 through the consideration of apartment orientation to achieve solar access and ventilation, selection of construction materials to reduce heating and cooling costs and the capture and reuse of rainwater for irrigation of landscaping.

A comprehensive analysis of the buildings has been undertaken to meet BASIX requirements and this information is included in a separate BASIX/ESD report.

Principle 6: Landscape

Good design recognises that together landscape and building operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide practical establishment and long term management.

The landscape architecture has been designed to take into consideration the site's context, particularly its railway and heritage surrounds, and to ensure maximum amenity for future occupants.

Communal open space areas are designed to accommodate a range of uses, from passive recreation, to reading, exercise, relaxing, as well as allowing for gardening and growing of herbs and vegetables.

Streetscape works to the main northern street frontage will provide seating, street trees, pedestrian footpath and paving adjacent to the main building entrance. This will assist in creating an active main street frontage, and also provide a landscaped edge to the otherwise solid masonry design of the building. Pedestrian footpath and street trees are also proposed to the western street frontage, which provides a secondary access point to the development.

The rear communal open space at the ground floor will include a deck, grassed area, vegetable garden, and recycled material seating and screen planting. The landscape design also includes the adaptive reuse of a historic water tank found in the local area for rainwater capture and re-use in the garden – a practical way to interpret the site's industrial history.

Further planting and seating areas are located within circulation areas to the upper floor levels. These areas will provide smaller areas for interaction between neighbours, and in close proximity to dwellings on each level.

A roof top communal open space area will be provided to accommodate a small scale entertaining area and a BBQ, surrounded by landscaping. This will add to the dynamic of the overall landscape and open space design, and to the range of uses that can be accommodate for within the development site for future occupants.

A landscape design concept has been prepared by Arcadia and is included in a separate report.

Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

The amenity of residents has been one of the key design considerations in the development of the design of building within the constraints of the approved Concept Plan.

In developing the design the following items were addressed:

- 84% of apartments receive at least three hours continuous mid-winter solar access between 9am and 3pm.
- 95% of apartments receive at least 2 hours continuous mid-winter solar access between 9am and 3pm.
- Over 87% of apartments have natural cross ventilation.
- All units are provided with a private balcony of adequate size to be conducive to recreational use.
- Building separation and particularly the separation and privacy of balconies and living spaces has been carefully considered.

The submitted architectural drawings provide further detail regarding building separation distances and setbacks to boundaries.

Principle 8: Safety and security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired

recreational uses, providing lighting appropriate to the location and desired activities, and a clear definition between public and private spaces.

The safety and security of building residences has been considered in the design of the building as follows:

- The entrances to the apartment building are clearly legible and well lit.
- Access to the apartment buildings is via security lobbies and car park entry and will be carefully controlled.
- The landscaped areas are visible from apartments above and this will act as surveillance of these areas.
- Lighting, both internal and external, will be provided in accordance with Australian Standards.
- Balconies and living areas face the new road. The open circulation gallery provides surveillance opportunities to the communal open space area at the rear.
- Appropriate security will be provided to the building and car parking areas.

A CPTED Report has been prepared and is provided as a separate report.

Principle 9: Social dimensions and housing affordability

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provisions of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

All of the proposed dwellings will comprise of affordable housing, managed by City West Housing. The provision of affordable housing will meet the demand for such within this locality, and in close proximity to existing infrastructure and services.

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to the desirable elements of the existing streetscape, or, in precincts undergoing transition, contribute to the desired future character of the area.

The building has been designed to positively contribute aesthetically to the approved new road and the surrounding heritage buildings. The proposal has also been designed so as to contribute positively to the locale if surrounding envisaged development does not occur for some time.

The facades have been suitably treated to include materials and finishes which provide visual interest and have a high aesthetic content.

A high quality landscape design concept will contribute to the public domain and communal open spaces between and around the building



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