

SJB Architects



SEPP65 Design Statement

80-88 Regent Street
Redfern, NSW, 2016

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Redfern, NSW
2016

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Design Verification Statement

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme.

SEPP65 Design Verification Statement



Prepared to accompany the Development Application submitted to the Department of Planning and Environment

19th January 2016

80-88 Regent Street,
Redfern NSW,
2016

Prepared on behalf:
Mr James Milligan
Milligan Group Pty Ltd

Prepared by:
SJB Architects NSW

Verification of Qualifications

John Pradel and Adam Haddow are registered as Architects in New South Wales and are enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921.

Their registration Numbers are 7004 and 7188.

Statement of Design

SJB have been responsible for the design of the project since its inception and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and responds to the nine design quality principles of SEPP No. 65.

SJB verify that as required by Clause 50 (1AB) of the Environmental Planning and Assessment Regulation 2000 the design quality principles set out in Schedule 1, design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.

A handwritten signature in black ink, appearing to read 'A. Haddow'.

Adam Haddow
Director
Registered Architect NSW, No. 7188

1.1 Purpose of the Report

The Design Verification Statement has been prepared by SJB Architects on behalf of the owners of the site at 80-88 Regent Street, Redfern, NSW.

The statement has been submitted as part of the development application for the above site, and as such should be considered alongside the other documents prepared by the applicant's team.

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme, including the contextual and planning parameters that influenced the shape and form of the design, to the social and environmental considerations reflected in the materials, orientation and building mass.

The Design Quality Principles outlined in schedule 1 of the State Environmental Planning Policy No.65 (SEPP 65) have been used as a framework for presenting the design intent as they cover the range and breadth of considerations made throughout the design process.

1.1 Introduction

The subject site is located at 80-88 Regent Street, Redfern, which is a major thoroughfare connecting Redfern and south eastern Sydney to Central station and the CBD.

The site is located within the Redfern-Waterloo urban renewal precinct. The Redfern Waterloo built Environment Plan 2006(BEP) established the land use and design concepts to facilitate the renewal of the area. State Environmental Planning Policy (Major Development) 2005 (SEPPMD) provides the key planning controls to guide the development of the Redfern-Waterloo sites. This is supplemented by the guidelines contained in the Draft Urban Design Principles- Redfern Centre.

The DEP and SEPPMD provided for significant height and density increases in the area. Maximum heights have changed from 4 storeys to 18 storeys and FSR has increased from 2:1 and 3:1 to 7:1. Previously dominated by commercial, light industry and traditional shopfronts the area has undergone significant change within the development of mixed use residential towers.

The design is for a mixed use tower building comprised of a childcare centre, retail tenancies fronting Regent street, 66 internalized car parking spaces and a total of 80 residential units, including 6 studios, 27x 1 Bedroom units, 38x 2 bedroom and 9 x 3 bedroom units.

The design delineates a split in program through materiality and careful articulation of openings. The retail frontages are articulated with full height glazing along Regent Street and human-scale active frontages. The childcare component is setback from the boundary and delineated from the levels of apartments above through the surrounding landscaped courtyards and open space provided by the podium.

SEPP65 Design Quality Principles

2.1 Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.

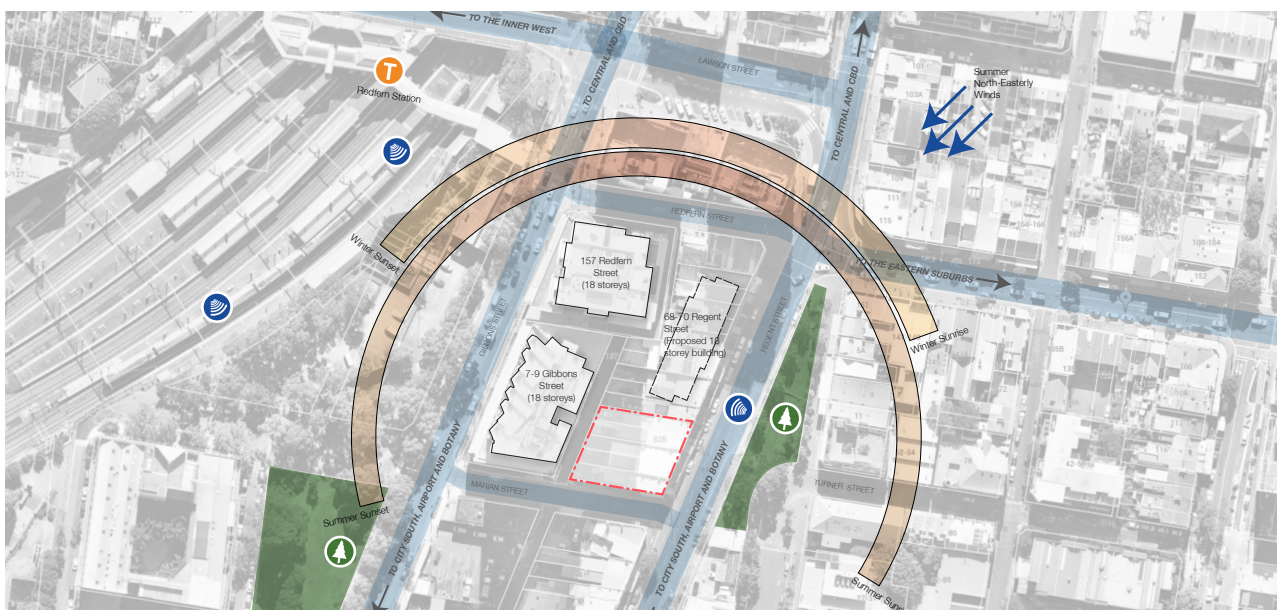
Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The Subject Site is located at 80-88 Regent Street, Redfern. It forms part of the Redfern Railway, Gibbons, and Regent Street precinct, as defined by the Redfern-Waterloo Built Environment Plan 2006 (BEP).

The Town Centre area is located directly east of the Station. Redfern Street is the main shopping street and Regent Street is a secondary shopping street. These streets are relatively separate shopping areas and do not form a cohesive town centre. The area is undergoing a transition, and in need of activated civic spaces and ground level building activity.

A number of recent developments have occurred including the approval of a student accommodation tower at 60-78 Regent Street, as well as alterations and additions to 1 Lawson Square (GCA) both proposing 18storeys. Land use and design concepts have been proposed as part of the Redfern-Waterloo area BEP in order to establish a vibrant, active local hub for business, retail and residential activity, around the railway with attractive functional civic spaces and pedestrian scaled urban spaces linked by streets and laneways.

The precinct is home to old and heritage building fabric, as a result the proposal is highly considered in its use of materiality in responding to its architectural context.



Location Plan