

APARTMENT DESIGN VERIFICATION STATEMENT FOR LOT 566 GOOGONG

My Name is Ajanthan Bala, a Director of Dowse Norwood & Associates Architects (DNAA). I have held the position of Director for the past 7 years

I hold the qualifications:

Bachelor of Applied Science in Environmental Design;
Bachelor of Architecture
NSW Registered Architect No. 11426
ACT Registered Architect No 2336

DNA Architects have prepared and reviewed the architectural drawings and are satisfied that the design meets the intent of the design quality principles set out in the Apartment Design Guide and that the design quality principals of SEPP65 are achieved.

DNA Architects has experience in the design of residential housing developments in various forms ranging from individual residential houses, townhouses to apartment developments.

PRINCIPLE 1 – CONTEXT AND NEIGHBOURHOOD CHARACTER

The site at 43 McFarlane Avenue, Googong, seamlessly integrates with the existing neighborhood and adheres to design guidelines. It fosters a strong connection to its surroundings through thoughtful landscape design. The building design aligns with the envisioned neighborhood character outlined in Googong Township and QPRC councils' DCP, particularly for medium-density development near essential services. The use of diverse materials, including concrete, metal cladding, brick, and aluminum, adds visual appeal. The development addresses the street with individual entry points for ground floor units, offering modulated building forms, articulated facades, and a central courtyard with deep-root planting, accommodating the site's topography effectively.

PRINCIPLE 2 – BUILT FORM AND SCALE

The proposed development carefully considers the scale, bulk, and height in relation to the existing character of the area and the desired future character.

Specifically, the development complements the existing multi-unit developments on McFarlane Avenue, ensuring a harmonious streetscape. Ground floor units with direct street access through private courtyards enhance the connectivity with the public realm. Additionally, the clear and well-defined public paths link the verge pedestrian network with internal paths, promoting accessibility and a sense of community.

The inclusion of ground floor and upper floor living areas and balconies that overlook the street and central communal area enhances surveillance, contributing to the safety and livability of the development. The landscape design, with features like bench seating, BBQ areas, and exercise spaces, encourages resident interaction in public areas, fostering a sense of community.

Furthermore, the clear definition of individual entries into the central communal area through landscaping and architectural detailing, along with well-defined access to upper floor units, demonstrates a thoughtful approach to design and accessibility.

In summary, the proposed development exemplifies Principle 2 by achieving an appropriate built form and scale that integrates seamlessly into the surrounding neighborhood while enhancing the quality of life for its residents.

PRINCIPLE 3 – DENSITY

The proposal would provide for 138 units.

A mix of apartments and townhouses have been provided to increase the housing diversity of the locality and increase density across from the town center. The larger family orientated 2 story units (3 & 4 bedroom units) are located at ground level on the quieter streets of Gorman Drive and McFarlane venue. 2 story 2-bedroom units are located above the 2- & 3-bedroom units. Higher density units within the proposed development are situated along Wellsville Drive to suit the higher density of the town center. The following mix of units are provided: – 1 Bedroom – 43 (31%) – 2 Bedroom – 34 (34%) – 3 Bedroom – 26 (19%) – 4 bedroom – 22 (16%)

The mixture of the units are consistent with the SEPP65 requirements for relevant design criteria including ceiling height, solar access and cross ventilation.

PRINCIPLE 4 – SUSTAINABILITY

Sustainability emphasizes the integration of positive environmental, social, and economic outcomes into the development. Sustainable design practices are vital for the well-being of residents and the environment.

In pursuit of sustainability, the development will incorporate various measures such as water and energy efficiency. This will involve the installation of water-efficient fixtures and energy-efficient lighting, as well as the strategic use of construction materials with appropriate thermal mass to enhance natural ventilation and reduce the need for artificial heating and cooling. A BASIX Certificate has been prepared to confirm that the proposed buildings meet Water Use, Thermal Comfort, and Energy efficiency targets.

Moreover, the choice of durable external building materials, including brick, precast concrete, colorbond metal, aluminum, glass, and off-form concrete, aims to minimize future maintenance requirements, ensuring the long-term sustainability of the project.

To manage water resources responsibly, stormwater will be effectively managed and partially recycled on-site. Additionally, the project will maximize deep soil zones within site constraints to promote groundwater recharge and support vegetation growth, contributing to a sustainable and environmentally conscious development.

PRINCIPLE 5 – LANDSCAPE

Landscape underscores the importance of an integrated and sustainable relationship between landscapes and buildings to create appealing developments with excellent amenity. This integration enhances the development's environmental performance and contributes positively to the surrounding environment.

The proposal encompasses an integrated landscape plan that establishes a contemporary landscape environment for the development. It adheres to best practices, including water-sensitive urban design and the maximization of deep soil zones, both of which play a significant role in bolstering the sustainability of the project.

Furthermore, the landscape plan takes into account the proximity to the park across the road on "Wellsville Drive," ensuring a harmonious connection to the natural surroundings.

A carefully designed communal open space with landscaped pockets is thoughtfully provided at ground level, enriching the internal communal areas within a clearly defined and aesthetically pleasing environment.

In summary, the landscape scheme represents a substantial contribution to the development and the broader community, aligning with the principles of sustainability and enhancing the overall quality of the project while recognizing the presence of the nearby park on "Wellsville Drive."

PRINCIPLE 6 – AMENITY

The development is located directly across a major future retail precinct on Wellsdale Drive.

Additionally, despite the site's suboptimal east-west orientation, the development prioritizes solar access for both private and communal spaces. Surrounded by three streets, including two main roads, it effectively addresses the street frontages.

Pedestrian access via seven entry points to the central courtyard enhances connectivity.

The proposed building orientation doesn't adversely affect solar access to adjacent properties. Although it exceeds the maximum units served off a single core by one, it aligns with the objective of providing good amenity and proper service for the apartments. External circulation walkways facing the central communal area encourage resident interaction and passive surveillance.

The design effectively avoids large expanses of blank walls, utilizing features like projecting balconies, material changes, and planter boxes to break down bulk. The façade incorporates distinct base, middle, and top portions, with soft landscaping softening the base. Vertical blade elements and overhanging planter boxes create shadowing, and an understated color palette highlights key articulation elements

PRINCIPLE 7 – SAFETY

Safety is paramount in the design of this development. Passive surveillance opportunities are maximized through the layout, with open corridors, strategically positioned windows, and clear sightlines from habitable rooms.

The design ensures a positive relationship between public and private spaces. Building entries and pedestrian access connect seamlessly with the public domain and communal areas, fostering a welcoming atmosphere. Pedestrian and vehicle paths are clearly separated for safety.

Ground floor Principle Private Open Spaces (PPOS) are thoughtfully located within the front setback, maximizing the northerly aspect and accessibility from living rooms. Adequate landscape zones in front of courtyard fences enhance the environment. All PPOS meet the Apartment Design Guide's minimum dimensions and areas.

Front fences, a combination of materials, provide 25% openness while preserving privacy. Ground floor front gates are prominently visible and accessible from the street.

The development includes 233 resident and 28 visitor parking spaces in the basement, in accordance with requirements.

Two-way access off McFarlane optimizes the use of the basement, preserving ample deep soil area for a central park within the site, further enhancing safety and community well-be

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION

The proposed development offers a variety of apartment types and sizes, catering to different demographics, needs, and budgets, aligning with the housing diversity principle in Googong. All apartments feature balconies, enhancing their appeal and livability.

This development contributes to affordable housing in a well-connected location, improving the connection to the future Town Centre through extensive landscaping. It includes a generous central communal open space of approximately 2,900m², fostering social interaction while maintaining safety and security.

Ground floor units have direct street access, upper-floor balconies and windows overlook public areas, and permeable fencing balances privacy and surveillance. Architectural details clearly define entries and access to upper-floor units, promoting community engagement and convenience.

PRINCIPLE 9 – AESTHETICS

The proposed development embodies a modern design that considers both massing and materials to create a human-scale

aesthetic, aligning with the future vision in the QPRC Council DCP. It adheres to the Queanbeyan-Palerang Regional Council Local Environmental Plan 2022 and Googong Development Control Plans, suiting the site and its context. This development fosters new affordable housing in a well-connected location and enhances the environment through a high-quality landscape proposal, contributing to Googong Township's vibrancy.

Accessibility is a priority, with 20% of units meeting Livable housing Guidelines and 10% being adaptable, primarily on the ground floor or near lifts. The layouts are flexible, accommodating diverse lifestyles with spacious open-plan living areas.

I, Ajanthan Bala, of DNA Architects, verify that I contributed to the design of this residential apartment development, and that the design quality principles set out in the Apartment Design Guide and the design quality principals of SEPP65 are achieved for the proposed development at Lot 566 Googong.



Ajanthan Bala
Director
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