

ROSS HOWIESON ARCHITECTS

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ROSS HOWIESON NOMINATED ARCHITECT
NSW REGISTRATION NO. 3792
NSW DESIGN PRACTITIONERS REG NO DEP0001060

6-8 Kent Street Belmore
Modification to existing Mixed-Use DA – 783/2020/B dated 14 January 2022
Affordable Housing

Design Verification Statement

10th July 2024

The following report addresses the compliance of the attached Development Application with the Design Principles for residential development prescribed in Schedule 9 of State Environmental Policy (Housing) 2021 and the objectives set out in Parts 3 and 4 of the Apartment Design Guide prepared by the NSW Department of Planning and Environment.

The proposal seeks amendments to an existing approved development to increase floor area and building height in accordance with State Environmental Policy Amendment (Housing) 2023 and provides 5 affordable dwellings in accordance with the SEPP.

The proposal includes the addition of 1 floor containing 5 apartments and alterations to Units 4.04 and 4.05 on Level 4. The proposed Level 6 is in accordance the currently approved Level 5. Other amendments include variations to car parking on Basements B1 to accommodate additional apartment parking and in compliance with Canterbury-Bankstown DCP 2023

The application also proposes raising the building height 250mm and relocating the approved stormwater on-site detention tank which improves ground floor pedestrian access from Kent Street and improves site stormwater drainage. The increased building height remains within the allowable height increase of the SEPP.



Schedule 9 Design Principles

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”

Response:

The subject site is located on the eastern side of Kent Street in Belmore, it is within 800m from Belmore railway station and is within 200m of several bus stops along Leylands Parade and Burwood Road. The frequency of bus services at these stops also complies with the requirements for access to public transport as required by State Environmental Policy (Housing). The site is within a B2 local Centre zone which allows a maximum building height of 18m. This application seeks an increase in floor area and building height in accordance with State Environmental Policy Amendment (Housing) 2023. The site is relatively flat but falls slightly to Kent Street. The B2 zoned surrounding area contains a mix of industrial buildings, older individual houses and low rise Residential Flat Buildings to the south. The B2 zone is undergoing change as evidenced by a relatively recent shop top housing development directly to the east of the site which is similar in built form and scale to the existing approval on this site. The proposal aligns with the government policies of providing increased affordable housing density in areas well served by public transport and infrastructure along with health, education, retail and recreational facilities.

Compliance
Yes

Principle 2: Built Form and Scale

“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook”

Principle 3: Density

“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.”

Principle 4: Sustainability

“Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.”

Principle 5: Landscape

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.”

Principle 6: Amenity

“Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.”

Response:

The built form and scale of the proposal is appropriate to the envisaged future building form for the precinct and is in accordance with State Environmental Policy Amendment (Housing) 2023. The building is built up to the front and side site boundaries and has setbacks of 6 – 9m. from the eastern (rear) boundary. The setback from the street frontage of Kent Street sets back 5m. above Level 3 in accordance with Council’s controls. There is a also 3.5m. access driveway directly to the south of the site. The building form is well articulated and incorporates a range of varied robust finishes. The orientation of living spaces is primarily oriented to maximise solar access and fenestration and opening are suitably protected. The building entrance and lobby is visually recognisable from the public domain and is visually distinct from the retail component of the building. The nature of the building entry provides opportunities for surveillance and security.

Response:

The density of the development is appropriate to the proposed density of the site and its context and is compliant with the envelope and height controls prescribed the SEPP amendment for affordable housing. The apartment mix of 1, 2 and 3 bedroom apartments is consistent with the needs of the area, and the 5 affordable apartments provided represent a mix of 1 and 2 bedroom units with varied floor plans and orientations. The site is well served by public transport by way of the nearby Belmore Railway Station and nearby bus connections. The site is also well served with local educational, retail and recreational facilities.

Response:

The design provides mid-winter solar access to the living areas and private open spaces of 74% of the proposed apartments in accordance with Part 4D-1 of the ADG and more than 77% of the apartments are provided with natural ventilation in accordance with Part 4B-3 of the ADG. The proposal has achieved compliance under the NatHERS Thermal Performance specifications and is provided with Basix Certificate No.1130504M-05 demonstrating compliance with sustainability requirements. Waste and recycling management facilities have been provided in accordance with Canterbury-Bankstown DCP and construction materials specified demonstrate long life and low maintenance.

Response:

The subject site is in an urban business zone and is built predominantly to the front and side boundaries. 235 sq.m. of landscaped communal open space is provided at the rear of the site at Ground level and a further 136 sq.m. of landscaped communal open space is provided at Level 6. The landscape area at ground level includes 63.5 sq.m. of deep soil planting. The Communal open spaces provide landscaping, paved seating areas, vegetable gardens, barbecue facilities and an accessible toilet. The landscaped areas receive good solar access and provide good amenity for residents as well as opportunities for social interaction for all residents. The total landscaped communal area of 371 sq.m. is 38.5 % of the site area. Equitable access is provided to all communal areas and apartments and three apartments are designed as adaptable in accordance with AS 4299. These apartments are provided with an accessible parking space in accordance with AS 1428.4.

Response:

The proposal provides good amenity for residents by firstly complying with the solar access and natural ventilation guidelines of the ADG as noted previously. Visual and acoustic privacy is provided by the orientation of the apartments and by the appropriate setbacks on the relevant boundaries. Apartment room sizes meet or exceed the requirements of the ADG guidelines, room depths and window sizes comply with part 4D of the ADG and storage is provided within units and in basement storage cages in excess of that required by Part 4G of the ADG. Service areas and the lift and common stair are separated from Living areas, and noise impacts from adjoining apartments are mitigated by the placement of adjoining rooms of similar use.

Compliance
Yes

Compliance
Yes

Compliance
Yes

Compliance
Yes

Compliance
Yes

Principle 7: Safety

“Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.”

Principle 8: Housing Diversity and Social Interaction

“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.”

Principle 9: Aesthetics

“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

Response:

The proposal optimises safety and security by the provision of secure, highly visible access for residents and visitors. The street frontage is activated by a retail shopfront with clearly delineated entry points. Motion activated lighting is provided to all common areas within the building and video monitoring of all common areas is also provided.

Response:

The proposal provides a mix of one bedroom, two bedroom and three bedroom apartments of generous sizes in an area providing direct access to shops, public amenities and transport. The apartment types are appropriate for the area and will provide desirable accommodation for a broad range of people. The Communal Open space provides opportunities for social interaction for all residents.

Response:

The Kent Street precinct is undergoing a transition from single dwellings and low density flat buildings to higher density mixed-use building forms. The aesthetics of this proposal provide a positive model for future development of the precinct regarding height, scale, proportion, fenestration and detailing. The external finishes proposed express a simple material palette incorporating white pre-cast masonry and bronze metal finishes. These materials are low maintenance and have a long life.

Compliance
Yes

Compliance
Yes

Compliance
Yes

Apartment Design Guide Objectives

<p>Objective 3A-1</p> <p><i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</i></p>	<p>Response:</p> <p>A site Analysis has been prepared and lodged with Development Application. The site analysis provides the information required in accordance with Appendix 1 of the ADG related to this site and illustrates that the design decisions have been based on the opportunities and constraints of those site conditions.</p>	<p>Compliance</p> <p>Yes</p>
<p>Objective 3B-1</p> <p><i>Building types and layouts respond to the streetscape and site while optimising solar access within the development</i></p>	<p>Response:</p> <p>The proposal responds appropriately to the Kent Street frontage providing an active retail presence and an easily identifiable residential entry. The street façade provides a well-articulated setback at the upper levels in accordance with the council controls which is further reinforced by a change in façade materiality. The building type proposed is designed specifically to maximise solar access, natural ventilation and privacy for both occupants and neighbours. The lobby areas of the building are provided with good natural light and ventilation. The vehicle access is located on the southern edge of the site and provides minimal impact to living areas and the building’s pedestrian entry.</p> <p>77% of apartments receive a minimum of 2 hours of direct solar access to their living areas and private open spaces in mid-winter.</p>	<p>Compliance</p> <p>Yes</p>
<p>Objective 3B-2</p> <p><i>Overshadowing of neighbouring properties is minimised during mid winter.</i></p>	<p>Response:</p> <p>Living areas, private open space and communal open space of the proposal receive solar access in accordance with Part 3D of the ADG. The overshadowing of the window openings and yard areas of cottage to the south is not further impacted by this proposal than that approved in the original consent. This site to the south will likely be developed in the future in accordance with the planning controls relevant to this site and ADG complying setbacks to a future development will ensure that overshadowing of this proposal will be minimal.</p>	<p>Compliance</p> <p>Yes</p>
<p>Objective 3C-1</p> <p><i>Transition between private and public domain is achieved without compromising safety and security</i></p>	<p>Response:</p> <p>The transition from the public to the private domain is achieved by an easily recognisable residential entry provided with appropriate lighting, video surveillance and secure access.</p>	<p>Compliance</p> <p>Yes</p>
<p>Objective 3C-2</p> <p><i>Amenity of the public domain is retained and enhanced</i></p>	<p>Response:</p> <p>The amenity of the public domain is enhanced by the provision of an easily recognisable and well-defined residential entry and an external retail lobby area suitable for café or dining uses. Letterboxes are adjacent to the entry, and the entry access path is direct and accessible by all users. Service areas and car parking areas are provided adjacent to the southern boundary.</p>	<p>Compliance</p> <p>Yes</p>
<p>Objective 3D-1</p> <p><i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</i></p>	<p>Response:</p> <p>Communal open space areas are provided on the Ground Floor and Level 6 of the building. The area of communal open space is generous and exceeds the requirements of Part 4E of the ADG. The total communal open space is 371 sq.m. over these 2 levels which equates to 38.5% of the site area. The communal open spaces enjoy good mid-winter solar access and good quality landscaping. The communal open space provides the opportunity for social interaction of all residents and contains an accessible toilet, barbecue facilities and planter boxes for communal vegetable gardens. Generous private open space areas are also provided to the apartments, these balconies and terraces meet or exceed the requirements of Part 4E of the ADG in both dimensions and floor area.</p>	<p>Compliance</p> <p>Yes</p>

Objective 3D-2

Communal open space is designed to allow for a range of activities. respond to site conditions and be attractive and inviting

Objective 3D-3

Communal open space is designed to maximise safety

Objective 3D-4

Public open space, where provided is responsive to the existing pattern and uses of the neighbourhood

Objective 3E-1

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Objective 3F-2

Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space

Objective 3G-1

Building entries and pedestrian access connects to and addresses the public domain

Objective 3G-2

Access, entries and pathways are accessible and easy to identify

Objective 3G-3

Large sites provide pedestrian links for access to streets and connection to destinations

Objective 3H-1

Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes

Response:

The communal open space is appropriate for the scale of the proposal and for the intended use and responds to the nature of this urban site. The range of activities of the space is appropriate for the overall proposal, and provides for passive recreation, communal gardening and social interaction. The design, solar exposure and landscaping make the spaces attractive, inviting and usable by the residents and their guests.

Response:

The communal open spaces on the Ground Floor and Level 6 of the proposal are only accessible by residents and their guests

Response:

No public open space is provided in the proposal.

Response:

The site is zoned B2 mixed-use and has a deep soil zone 3m. wide across the rear of the site. The area of deep soil is 63.5 sq.m. The deep soil zones is integral with the common open space area and will support healthy tree and plant growth.

Response:

The building setbacks of this proposal remain unchanged from the current consent and meet the shared building separation requirements of the ADG. The setbacks provide the opportunity for cross ventilation and maintain privacy for the occupants and for the neighbours.

Response:

Private open space complies with the guidelines of Part 3F by the provision of appropriate separation distances, solid balustrades to balcony areas where appropriate (particularly at lower levels), screen planting and screen fences and louvres where needed. The various screening elements do not compromise solar access to private or common open spaces.

Response:

The Building entry and pedestrian access directly connects to the Kent Street frontage.

Response:

The building façade at the Kent Street frontage provides direct, easily identifiable and level access to the building entry.

Response:

Not applicable to this site.

Response:

Access for residential and service vehicles is provided on the southern boundary of the site to minimise impact on the streetscape and the building’s pedestrian entry. The vehicle entry doors to the car parking areas are below street level and are not directly visible from the street frontage.

Compliance

Yes

Compliance

Yes

Compliance

Not applicable

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Not applicable

Compliance

Yes

Objective 3J-1

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas

Objective 3J-2

Parking and facilities are provided for other modes of transport

Objective 3J-3

Car park design and access is safe and secure

Objective 3J-4

Visual and environmental impacts of underground carparking are minimised

Objective 3J-5

Visual and environmental impacts of on-grade car parking are minimised

Objective 3J-6

Visual and environmental impacts of above ground enclosed car parking are minimised

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Objective 4A-2

Daylight access is maximised where sunlight is limited

Objective 4A-3

Design incorporates shading and glare control, particularly for warmer months

Objective 4B-1

All habitable rooms are naturally ventilated

Objective 4B-2

The layout and design of single aspect apartments maximises natural ventilation

Objective 4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for Residents

Response:

Car parking has been provided in accordance Canterbury-Bankstown DCP 2023 and is enhanced by the excellent access to public transport afforded to the site and is appropriate for the number of dwellings.

Response:

Car parking facilities are provided for the residential, retail and visitor users of the proposal, accessible spaces are provided for the adaptable apartments, and for retail visitors. Parking is provided for 8 bicycles and with appropriate access and manoeuvring space.

Response:

The car parking area is secure, well-lit, and security monitored. Direct access to the residential lobby is provided from within the secure residential parking area.

Response:

The underground parking is accessed from the driveway on the southern boundary by a one-way ramp which is secured by a roller shutters. The parking areas are not otherwise visible from the public domain.

Response:

No car parking is proposed on-grade.

Response:

Not applicable

Response:

The living areas and private open spaces of 77% of the apartments in the proposal receive a minimum of 2 hours of direct sunlight in mid-winter between the hours of 9am and 3pm.

Response:

Daylight access is maximised to all apartments not enjoying optimal orientation by providing large window areas which directly access balconies or terraces.

Response:

Balconies, terraces and glazing are provided with overhead and/or vertical protection which provide shading protection during summer months. Glazing to eastern and western façade has additional louvre screens to provide protection from low elevation morning and afternoon summer sun. All glazing has a reflectance level below 20%.

Response:

All habitable rooms have depths which support natural ventilation and have unobstructed window openings in excess of 10% of the floor area served. Light wells are not utilised as a form of natural ventilation. Openings to living areas are all full height sliding doors, openings to bedrooms generally consist of full height opening doors on to balconies or sliding windows.

Response:

Apartment depths comply with the guidelines provided in figure 4D.3 of the ADG. Natural cross ventilation is provided to 77% of apartments, no internal courtyards are proposed.

Response:

77% of the apartments are naturally cross-ventilated as noted above.

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Not applicable

Compliance

Not applicable

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Objective 4C-1

Ceiling height achieves sufficient natural ventilation and daylight access

Objective 4C-2

Ceiling height increases the sense of space in apartments and provides for well proportioned rooms

Objective 4C-3

Ceiling heights contribute to the flexibility of building use over the life of the building

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Objective 4D-2

Environmental performance of the apartment is maximised

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Objective 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

Objective 4E-2

Primary private open space and balconies are appropriately located to enhance liveability for residents

Objective 4E-3

Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the Building

Objective 4E-4

Private open space and balcony design maximises safety

Objective 4F-1

Common circulation spaces achieve good amenity and properly service the number of apartments

Response:

Ceiling heights of 2.7m. in living areas and in bedrooms are provided in conjunction with large areas of openable windows or doors. Habitable rooms have good height to depth ratios in accordance with Figure 4D.3 of the ADG to allow good daylight access and good natural ventilation.

Response:

The ceiling heights of habitable rooms are maximised and are proportional to the width and depth of the rooms they serve.

Response:

Residential ceiling heights for habitable rooms throughout are 2.7m.

Response:

The internal areas of all apartments exceed the minimum floor areas specified in Objective 4D-1. Every habitable room has a window in an external wall with a glass area exceeding 10% of the floor area of the room. Kitchens are not located as part of the main circulation space in any of the apartments. Windows are visible from any point in all habitable rooms.

Response:

Open plan living areas all have depths less than 8m., remaining habitable rooms do not have a room depth exceeding 2.5 times the ceiling height. All living rooms and bedrooms are located on the external face of the building.

Response:

All bedrooms have a minimum floor area of at least 9 sq.m., master bedrooms have a minimum floor area of 10 sq.m. and all bedrooms have a minimum width of 3m. All living areas have minimum dimensions exceeding 4m. All bedrooms contain wardrobes in excess of 1.8m. long x 0.6m. deep and 2.7m. high. Main living areas are oriented toward the primary outlook. Bathrooms and laundries have external openable windows where possible.

Response:

All apartments have balconies exceeding 10 sq.m. in area and 2m. in minimum depth. 3 Bedroom apartments have balconies exceeding 12 sq.m. and 2.4m. in depth.

Response:

All balconies are located adjacent to living areas and are oriented with the longer side facing outward toward the open sky.

Response:

Balconies provided for this proposal are integrated into the façades and feature various balustrade materials appropriate to their location including solid and glazed balustrades where required to enhance privacy. Air conditioning units located on balconies are integrated into the design and are not visible from public areas.

Response:

Balustrades to all balconies exceed the minimum height for safety compliance shown in the NCC. Floor level differences between internal areas and balcony areas are minimised to comply with AS 4564.2 – Waterproofing Membranes for external above ground use.

Response:

A maximum of six apartments are served off each common circulation space. Good daylight and natural ventilation is provided to circulation spaces. The lobby areas are simple, legible, well-articulated and the areas and widths are provided to allow sufficient room for disabled access and circulation.

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Objective 4F-2

Common circulation spaces promote safety and provide for social interaction between residents

Objective 4G-1

Adequate, well designed storage is provided in each apartment

Objective 4G-2

Additional storage is conveniently located, accessible and nominated for individual apartments

Objective 4H-1

Noise transfer is minimised through the siting of buildings and building layout

Objective 4H-2

Noise impacts are mitigated within apartments through layout and acoustic treatments

Objective 4J-1

In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings

Objective 4J-2

Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission

Objective 4K-1

A range of apartment types and sizes is provided to cater for different household types now and into the future

Objective 4K-2

The apartment mix is distributed to suitable locations within the building

Response:

Common circulation spaces within the development provides for simple legible and direct access to each apartment entry.
Sensor operated lighting is provided to all common areas and legible signage will be provided for wayfinding where necessary.

Response:

In addition to storage provided in kitchens, bathrooms and bedrooms, in excess of 6 cub.m. of storage is provided for 1 bedroom apartments, in excess of 8 cub.m. of storage is provided for 2 bedroom apartments and in excess of 10 cub.m. of storage is provided for 3 bedroom apartments. A minimum of 50% of the storage space is provided within the apartment, the remainder is provided in storage cages within the basement carpark. All storage within the apartments is accessed from either circulation or living areas.

Response:

Basement storage areas are secure and are clearly allocated for specific apartments. No storage areas are visible from the public domain.

Response:

Building separation in accordance Section 2F is not applicable to this proposal. Building separation complies with Section 3F of the ADG for habitable rooms within the development and for neighbouring buildings. Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment and active communal areas are located at least 3m. away from bedrooms.

Response:

The internal layout of apartments mitigates noise transfer between apartments by generally grouping rooms with similar noise together and by using storage areas to buffer noise transfer between common areas and neighbouring rooms.

Response:

The design guidance of Objective 4J-1 is not applicable to this proposal.

Response:

Noise from the street frontage of the proposal is mitigated by the incorporation of solid balcony balustrades at lower levels. Appropriate glazing and acoustic seals to openings will be provided in accordance with the Acoustic report which accompanied the original application.

Response:

This proposal contains a total of 5 additional dwellings to the current approval which are a mix of two and three bedroom apartments. The proposal includes 5 new affordable dwellings of one and two bedrooms spread throughout the building. The proposed overall building will contain 2 one bedroom apartments (7%), 23 two bedroom apartments (85%) and 2 three bedroom apartments (8%). The proposal contains 3 adaptable apartments and 5 affordable apartments. This apartment mix is appropriate for this area due to its close proximity to public transport, shopping and entertainment facilities and is in accordance with local demand.

Response:

The apartment mix is equally distributed throughout the building.

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Not applicable

Compliance

Yes

Compliance

Yes

Compliance

Yes

Objective 4L-2

Design of ground floor apartments delivers amenity and safety for residents

Response:

This objective is not applicable to the proposal.

Objective 4M-1

Building facades provide visual interest along the street while respecting the character of the local area

Response:

The proposal responds appropriately to the Kent Street frontage and is appropriate for the envisaged development of the precinct in accordance with Council’s controls. The built form and scale of the proposal is appropriate to the envisaged future building form for the precinct and is in accordance with State Environmental Policy Amendment (Housing) 2023. The building form is well articulated and incorporates a range of varied robust finishes.

Compliance

Yes

Objective 4M-2

Building functions are expressed by the façade

Response:

The Residential building entry is clearly defined at the Kent Street frontage. Apartment layouts and uses are clearly defined in upper residential facades. The materiality of the facade is varied with height changes and setbacks and responds to the needs of privacy and exposure to light and ventilation.

Compliance

Yes

Objective 4N-1

Roof treatments are integrated into the building design and positively respond to the street

Response:

The upper roof of the building is non-trafficable. The Level 6 roof area contains the area of Common Open Space to the west of the building.

Compliance

Yes

Objective 4N-2

Opportunities to use roof space for residential accommodation and open space are maximised

Response:

Part of the Level 6 roof area is provided as common open space as noted above. This Common open space area is additional to the communal area on the Ground Floor level.

Compliance

Yes

Objective 4N-3

Roof design incorporates sustainability features

Response:

The roof design of the proposal maximises solar access to the apartments and to the Common Open Space on Level 6 whilst providing appropriate shading protection from summer sun. Rooftop ventilation outlets are not visible from the public domain.

Compliance

Yes

Objective 4O-1

Landscape design is viable and sustainable

Response:

Landscaping on this site is provided in generous accessible areas in planter boxes on the structure and incorporates an area of deep soil planting at the rear of the site at Ground level. The landscaping has been designed to enable passive and recreational uses for residents and includes communal vegetable gardens.

Compliance

Yes

Objective 4O-2

Landscape design contributes to the streetscape and amenity

Response:

The proposal is an urban form of shop top housing and the street frontage incorporates a retail shopfront, the residential entry and the vehicle access driveway to the basement carpark. The narrow width of the site and its required uses preclude opportunities for landscaping at the ground floor street frontage.

Compliance

Yes

Objective 4P-1

Appropriate soil profiles are provided

Response:

The landscaping is provided within planter boxes on the structure as ell as in the ground floor deep soil zone. The planting provided to both the Ground Floor and the level 6 Common Open Space is appropriate for the soil depths and areas shown. Minimum soil standards for the proposed plant sizes are in accordance with Table 5

Compliance

Yes

Objective 4P-2

Plant growth is optimised with appropriate selection and maintenance

Response:

Plant types selected are appropriate for site location and orientation and for the planter areas and depths provided. A landscape maintenance plan will be prepared and provided to the building management. An irrigation system and appropriate waterproofing to planter beds will be provided.

Compliance

Yes

Objective 4P-3

Planting on structures contributes to the quality and amenity of communal and public open spaces

Response:

Planter boxes are provided to the communal open spaces as previously noted. Green roofs and walls as noted in the design guidance are not appropriate for this proposal.

Compliance

Yes

Objective 4Q-1

Universal design features are included in apartment design to promote flexible housing for all community members

Response:

All apartments are accessible and visitable for people with mobility impairments. Lobbies, entries, waste areas and common open space are accessible and equitable. Adaptable and Silver Livable apartments are provided in accordance with ADG requirements.

Compliance

Yes

Objective 4Q-2

A variety of apartments with adaptable designs are provided

Response:

3 adaptable apartments (11%) are provided in the proposal which will comply with AS 4299. These apartments are provided with an accessible car parking space which is compliant with AS 1428.4. An additional 3 apartments (11%) are provided which comply with the Silver Standard of the Livable Housing Guidelines. All apartments are visitable by people with mobility impairments, the common open space is accessible and provided with an accessible toilet at Ground Floor level.

Compliance

Yes

Objective 4Q-3

Apartment layouts are flexible and accommodate a range of lifestyle needs

Response:

There are multiple different apartment layouts provided in the total number of 27 apartments. These apartment layouts are suited to different lifestyles and uses. Master bedrooms are all provided with en-suite bathrooms.

Compliance

Yes

Objective 4R-1

New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of

Place

Response:

This objective is not applicable to the proposal.

Compliance

Not applicable

Objective 4R-2

Adapted buildings provide residential amenity while not precluding future adaptive reuse

Response:

This objective is not applicable to the proposal

Compliance

Not applicable

Objective 4S-1

Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement

Response:

This objective is not applicable to the proposal

Compliance

Not applicable

Objective 4S-2

Residential levels of the building are integrated within the development. and safety and amenity is maximised for Residents

Response:

Residential circulation areas are clearly defined within the building and are directly accessible from the street. Residential car parking and communal facilities are separated and secured. Concealment opportunities are avoided at the entry and landscaped communal open spaces are accessible only to residents and guests.

Compliance

Yes

Objective 4T-1

Awnings are well located and complement and integrate with the building design

Response:

This objective is not applicable to the proposal

Compliance

Not applicable

Objective 4T-2

Signage responds to the context and desired streetscape character

Response:

Signage other than street numbering is not proposed in the application.

Compliance

Not applicable

Objectives 4U-1 to 4V-1

Response:

Objectives 4U-1 to 4V-1 regarding sustainability are addressed by the provision of the NatHERS Thermal assessment and Basix certification

Compliance

Yes

Objective 4V-2

Urban stormwater is treated on site before being discharged to receiving waters

Response:

Urban stormwater treatment and discharge is addressed in the Stormwater drainage and Sediment control concept design provided with the application

Compliance

Yes

Objective 4V-3

Flood management systems are integrated into site design

Objective 4W-1

Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents

Objective 4W-2

Domestic waste is minimised by providing safe and convenient source separation and recycling

Objective 4X-1

Building design detail provides protection from weathering

Objective 4X-2

Systems and access enable ease of maintenance

Objective 4X-3

Material selection reduces ongoing maintenance costs

Response:

This objective is not applicable to the proposal

Response:

The Waste Storage area of the building is not visible from the street and does not impact on the residential areas of the building. The waste management area is detailed in the Waste management Plan provided with the application.

Response:

All dwellings will be provided with waste and recycling storage within the apartment suitable for two days use.

Response:

The proposal provides for good weathering detailing with appropriate roof overhangs and window protection, long life, non-leaching external materials and horizontal drip edges to prevent staining of wall surfaces below.

Response:

Windows are accessible for cleaning from inside or from balconies. Blinds sunshades and curtains where applicable are manually operated. Centralised services are accessible for service within the building and scaffolding is not required.

Response:

Sensors are provided to control artificial lighting in common areas and circulation spaces. The external materials of precast masonry, powder-coated bronze cladding and powder-coated aluminium window frames are robust and weather well with minimum maintenance.

Compliance

Not applicable

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance


Yes

Compliance

Yes

Design Verification Statement

This is to advise that Ross Howieson of PO Box 153 Broadway NSW 2007, is the Nominated Architect for Ross Howieson Pty Limited. (ABN 58 135 580)
Ross Howieson is a Registered Architect in the State of New South Wales. (NSW Architects Registration Board No. 3792) and is a registered Designer in accordance with the Design and Building Practitioners Regulation 2021 (NSW). (Design Practitioner Registration No. DEP 0001060)
As a qualified designer under the terms of the regulation, I hereby verify that I have designed the subject development and that the design quality principles prescribed by Schedule 9 of State Environmental Planning Policy (Housing) 2021 and the objectives set out in Parts 3 and 4 of the Apartment Design Guide prepared by the NSW Department of Planning and Environment have been achieved by me and under my direction.



Ross Howieson B.Arch.