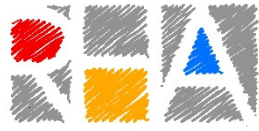


153-159 Penshurst Road Narwee

Design Verification Statement





ROSS HOWIESON ARCHITECTS

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NSW REGISTRATION NO. 3792

NSW DESIGN PRACTITIONERS REG NO DEP0001060

153-159 Penshurst Road Narwee

Modification to existing Mixed Use DA 157/2022

Affordable Housing

Design Verification Statement

22nd February 2022

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 7 affordable dwellings in accordance with the SEPP.

The proposal includes the addition of 2 floors containing a total of 10 apartments and the provision of 7 affordable apartments. The approved DA contains 33 units + Ground Floor retail, this application proposes 43 units + Ground Floor retail.

The proposed increased building height of an additional 2 floors requires the provision of an additional egress stair and an additional lift in the building to satisfy the provisions of the NCC regarding fire safety and access. The incorporation of these facilities has affected the layout of the units on each floor in the area where they are impacted by these requirements. The general layout and the external façade of each floor remains in accordance with the approved design.

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.



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”

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.”

Response:

The subject site is located on Penshurst Road in the shopping area of Narwee, it is within 100m. of the Narwee Railway Station and is near a number of bus stops. The site is within a B2 mixed use zone which allows a maximum building height of 27m. The site falls roughly 2m. from its western boundary on Station Lane to Penshurst Road. The B2 zoned area is surrounded by established R4 zoned areas containing older Residential Flat Buildings. The B2 zone is undergoing change as evidenced by the neighbouring 8 storey building directly to the north and by the current approval on this site. A development of similar characteristics is envisaged to be carried out on the neighbouring site to the south which is now occupied by a retail outlet and on-grade car parking.

Response:

The built form and scale of the proposal are appropriate to the existing built form and character of the neighbouring building to the north and is in accordance with State Environmental Policy Amendment (Housing) 2023. The Penshurst Road façade provides an articulated podium form at the base which integrates with the podium form to the north. The building materials incorporated into the podium are varied and provide interest and articulation through the depth of columns and sills and the varied detailing of brickwork. The rhythm of the vertical façade elements accentuates both the residential form over and the residential entry lobby at street level. The proposed setbacks to the built form on part of the northern and southern boundaries provides a significant break down of the residential massing above the podium and provides excellent opportunities for natural ventilation and daylighting to both the proposal and to both of the neighbouring sites. The form of the western façade provides increased solar access to the proposal and to its southern future neighbour whilst still complying with the setbacks required by the ADG for the residential neighbours to the west.

Response:

The density of the development is appropriate to both the existing and to the proposed density of the site and its context and is compliant with the floor area and height controls prescribed the SEPP amendment for affordable housing. There is no Floor Space Ratio applicable to the site and the apartment mix of 1, 2 and 3 bedroom apartments is consistent with the needs of the area. The site is well served by public transport by way of the nearby Narwee Railway Station and nearby bus connections. The site is also well served with local retail outlets and is within 150m. of Narwee Public School.

Response:

The design provides mid-winter solar access to the living areas and private open spaces of 79% of the proposed apartments in accordance with Part 4D-1 of the ADG and more than 79% 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.1775761M 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 an urban site with restricted opportunities for landscaping, however the Common Open spaces provided on Level 1 and Level 9 of the proposal contains garden beds capable of supporting deep soil planting and communal vegetable gardens. The landscaped common open space on Level 9 has excellent solar access and provides good amenity and outlook for residents as well as opportunities for social interaction for all residents. Equitable access is provided to all apartments and five 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.

Compliance
Yes

Compliance
Yes

Compliance
Yes

Compliance
Yes

Compliance
Yes

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.”

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 provides good amenity for residents by 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 to either Penshurst Road or to Station Lane. Apartment room sizes are generous and are equal to or in excess of ADG guidelines, Apartment areas are in excess of 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 lifts and common stairs are acoustically separated from Living areas, and noise impacts from adjoining apartments are mitigated by the placement of adjoining rooms of similar use.

Response:

The proposal optimises safety and security by the provision of secure access points for residents and visitors. Motion activated lighting is provided to all common areas within the building and video monitoring of all common areas is also provided. The living areas of all apartments overlook the adjoining street and lane. Building entries are easily visible and directly accessible.

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 Common Open space provides opportunities for social interaction for all residents. Seven Affordable housing units are provided in accordance with the SEPP.

Response:

The aesthetics of the building respond positively and sympathetically with the neighbouring building to the North in height, scale, proportion, fenestration and detailing. The external finishes proposed express a variety of materials (face brickwork, off-form concrete and bronze finish metal cladding), these materials are low maintenance and have a long life.

Compliance
Yes

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 both the Penshurst Street and Station Lane frontages. The Penshurst Road frontage is affected by minor flood impacts which require the Ground floor retail and residential level to be raised some 600-700mm above the adjacent footpath level. This height transition is accommodated by the recessing of the shopfront and entry lobby and by providing generous and highly visible stairs and access ramp. The Station Lane frontage accommodates the building vehicle driveways, loading area and substation and is utilitarian in function whilst being finished with a high quality face brick façade. The building type proposed is designed specifically to maximise solar access, natural ventilation and privacy for both occupants and neighbours. The building form recognises and accommodates the conditions imposed by the existing 8 level building on the northern boundary and specifically provides setbacks from the northern boundary to improve the amenity of occupants of the neighbouring building’s southern lightwell. 79% of apartments receive a minimum of direct solar access to their living areas and private open spaces in mid-winter, 11% of apartments receive less than 1 hour of direct sunlight in mid-winter due to the orientation of the site and the presence of the adjacent building to the north.</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 site directly to the South is currently used for retail and car parking purposes but will likely be developed in the future in accordance with the planning controls relevant to this site. Modelling was undertaken for the approved DA to determine the overshadowing impacts of this proposal on its future southern neighbour and has determined that a development on this site will be able to achieve the same high level of solar amenity as is provided in this proposal. The remaining overshadowing of this proposal falls on the adjoining streets and rail line.</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 easily recognisable residential and retail entries provided with appropriate lighting, video surveillance and secure access. No residential accommodation is provided at street level.</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 adjacent to activated retail shopfronts. Letterboxes are adjacent to the entry, the entries are above the level of the adjoining footpath because of potential flooding impacts, but and are directly accessible by all users. Service areas and car parking areas are provided at the rear service lane and are not visible within the Penshurst Road streetscape.</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>Areas of communal open space are provided at Level 1 and Level 9 of the proposal. The communal open space on Level 9 is provided in one consolidated area with excellent 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. The area of the communal space equates to 25% of the site area and is compliant with the requirements of the ADG. Generous private open space areas are also provided to the apartments, these balconies and terraces generally 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. 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 space attractive, inviting and usable by the residents and their guests.

Response:

The communal open space is located on the Level 9 of the proposal and is only accessible by residents and their guests

Response:

No public open space is provided in the proposal.

Response:

The proposal is sited within an urban retail area which has 100% site coverage of non-residential uses at ground level which precludes the incorporation of deep soil zones, however deep soil planting is provided on the first, third and ninth floor common open space area which will support attractive planting.

Response:

The planning controls envisage nil setbacks to all boundaries of the site, and this condition does occur for appropriate parts of the built form. The proposed form of the residential levels however steps back from the northern and southern boundaries of the site at the eastern end to provide the opportunity for cross ventilation and views to the units on the western side of the site. This built form takes into account the existing residential building to the North and provides the benefit of views and good ventilation to those existing apartments without compromising privacy for any parties. Separation distances between habitable rooms on the western façade of the building exceed the requirements of the ADG. The existing residential development to the west of the site on the opposite side of Station Lane is 3 storeys in height and is built to the maximum allowable FSR available to the site making the proposed setbacks of this development appropriate for the relative scale of buildings.

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 Penshurst Road frontage.

Response:

The building façade at the Penshurst Road frontage is fully open to the street and is provided with generous access stairs and a ramp. The Residential Entry is clearly differentiated from the adjacent retail entries by a raised awning structure and by a high quality detailed brick portico.

Response:

Not applicable to this site.

Response:

Access for residential and service vehicles is provided from Station Lane at the rear and does not compromise the active streetscape provided on Penshurst Road. The façade finishes on Station Lane are of robust, high quality face brickwork.

Compliance

Yes

Compliance

Yes

Compliance

Not applicable

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Not applicable

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 with the excellent access to public transport afforded the site and is appropriate for the number of dwellings, the number of affordable dwellings and commercial use proposed. The zoning for the site is B2 local centre, parking is provided off-street and no resident parking permits are required.

Response:

Car parking facilities are provided for the residential, visitor and retail uses of the proposal, accessible spaces are provided for the adaptable apartments, and for retail and residential visitors. A loading bay is provided off Station Lane with appropriate access and manoeuvring space, a carwash bay is also provided and secure parking and storage is provided for 10 bicycles

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 rear service lane by a two way ramp which is secured by a roller shutter. 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 79% 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. 11% of the apartments receive less than 1 hour of direct sunlight between 9am and 3pm in mid-winter due to the orientation of the site and the presence of the eight storey development to the north.

Response:

Daylight is maximised to all apartments by the orientation of windows to habitable rooms toward street frontages or to the areas predominantly open to the sky. No courtyards are proposed in the proposal.

Response:

Balconies, terraces and glazing are provided with overhead and/or vertical protection which provide shading protection during summer months. Glazing to western façade has additional sliding, adjustable louvre screen to provided protection from 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 79% of apartments, no internal courtyards are proposed.

Response:

79% 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:

Ceiling heights in the Ground Floor retail spaces are 3.6m., residential ceiling heights for habitable rooms throughout are 2.7m.

Response:

The internal areas of all apartments equal or 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 of 8m. or less, 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 to 2 and 3 bedroom units have minimum dimensions exceeding 4m.Living areas to 1 bedroom units have minimum dimensions of 3.6m. 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. All private open space balconies face east, north or west.

Response:

Balconies provided for this proposal are integrated into the street façades and feature solid 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 five apartments are served off each common circulation space. Daylight and natural ventilation is provided to circulation spaces and the lift opens to the external common open space area. Corridors are

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

less than 12m. in length. Corridor areas and widths are provided to allow sufficient room for disabled access and circulation.

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.

Compliance
Yes

Objective 4G-1

Adequate, well designed storage is provided in each apartment

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.

Compliance
Yes

Objective 4G-2

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

Response:

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

Compliance
Yes

Objective 4H-1

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

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.

Compliance
Yes

Objective 4H-2

Noise impacts are mitigated within apartments through layout and acoustic treatments

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. Where alternate layouts are provided to ensure optimal solar access to western facing apartments, additional sound proofing and acoustic separation will be provided in accordance with the requirements of the NCC

Compliance
Yes

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

Response:

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

Compliance
Not applicable

Objective 4J-2

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

Response:

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

Compliance
Yes

Objective 4K-1

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

Response:

The proposal contains 43 dwellings which are a mix of generously sized one, two and three bedroom apartments. The building contains 8 one bedroom apartments (19%), 4 three bedroom apartments (9%), 31 two bedroom apartments (72%). Seven apartments are affordable, 5 apartments are adaptable.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.

Compliance
Yes

Objective 4K-2

The apartment mix is distributed to suitable locations within the building

Response:

The apartment mix is equally distributed throughout the building with one bedroom apartment on each floor and the larger 3 bedroom apartments on Levels 1 and 2 which enables larger external private open space areas.

Compliance
Yes

Objective 4L-1

Street frontage activity is maximised where ground floor apartments are locate

Response:

The proposal has an activated retail street frontage. No residential occupancy occurs on the street frontage.

Compliance
Yes

Objective 4L-2

Design of ground floor apartments delivers amenity and safety for residents

Objective 4M-1

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

Objective 4M-2

Building functions are expressed by the façade

Objective 4N-1

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

Objective 4N-2

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

Objective 4N-3

Roof design incorporates sustainability features

Objective 4O-1

Landscape design is viable and sustainable

Objective 4O-2

Landscape design contributes to the streetscape and amenity

Objective 4P-1

Appropriate soil profiles are provided

Objective 4P-2

Plant growth is optimised with appropriate selection and maintenance

Objective 4P-3

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

Response:

This objective is not applicable to the proposal.

Response:

The aesthetics of the building respond positively and sympathetically with the neighbouring building to the North in height, scale, proportion, fenestration and detailing. The façades of this building will be a positive contribution to the streetscape by their materiality and variation and will assist to inform the nature of the probable future development to the South. The external finishes proposed express a variety of materials (face brickwork, off-form concrete and bronze finished metal cladding) these materials are low maintenance and have a long life.

Response:

The Residential building entry is clearly defined at the Penshurst Road frontage without detracting from the exposure of the retail uses. Apartment layouts and uses are clearly defined in upper residential facades.

Response:

The roof treatment of the proposal incorporates the area of Common Open Space on Level 9 and recognises and responds to height and scale of the neighbouring building to the North.

Response:

Objective 4N-2 is not applicable to this proposal.

Response:

The roof design of the proposal maximises solar access to the apartments and to the Common Open Space on Level 9 whilst providing appropriate shading protection from summer sun. Rooftop ventilation outlets are not visible from the public domain.

Response:

As an urban site, landscaping is confined to the common open space located on Levels 1 and 9 and to planter boxes on Levels 1 and 3. Landscaping has been designed to enhance the common areas as well as providing additional privacy to dwellings.

Response:

This objective is not generally applicable to the proposal, however the landscaping in the Level 1 planter beds is visible within the Penshurst Road façade and provides visual interest for the existing development to the North.

Response:

The planting provided to the level 1 and 9 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

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.

Response:

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

Compliance

Not applicable

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Not applicable

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Yes

Objective 4Q-1

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

Objective 4Q-2

A variety of apartments with adaptable designs are provided

Objective 4Q-3

Apartment layouts are flexible and accommodate a range of lifestyle needs

Objective 4R-1

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

Objective 4R-2

Adapted buildings provide residential amenity while not precluding future adaptive reuse

Objective 4S-1

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

Objective 4S-2

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

Objective 4T-1

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

Objective 4T-2

Signage responds to the context and desired streetscape character

Objectives 4U-1 to 4V-1

Objective 4V-2

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

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.

Response:

Five adaptable apartments (11.5%) 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 five apartments (11.5%) 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

Response:

Ten different apartment layouts are provided in the total number of 43 apartments. These apartment layouts are suited to different lifestyles and uses. Master bedrooms are all provided with en-suite bathrooms.

Response:

This objective is not applicable to the proposal.

Response:

This objective is not applicable to the proposal

Response:

The proposal is a mixed-use development containing ground floor retail premises with shop top housing above. The retail frontage addresses Penshurst Road and provides an active street front with direct, equitable pedestrian access.

Response:

Residential circulation areas are clearly defined within the building. The residential entry is separated from the retail entry and is directly accessible from the street. Commercial service areas are separated from residential components and residential car parking and communal facilities are separated and secured. Concealment opportunities are avoided at the entry and landscaped communal open space is provided at Level 7.

Response:

An awning is provided to the Penshurst Road frontage of the proposal which is appropriate and sympathetic with the adjoining building to the North. The awning is stepped to provide an accentuation of the residential entry and is finished in off-form concrete. Gutters and downpipes will be concealed within the façade and lighting under the awning will be provided for pedestrian safety.

Response:

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

Response:

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

Response:

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

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Not applicable

Compliance

Not applicable

Compliance

Yes

Compliance

Yes

Compliance

Yes

Compliance

Not applicable

Compliance

Yes

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:

The site has a minor impact by overland flooding on part of the Penshurst Road frontage. The Ground floor retail levels and residential entry are located with a 500mm freeboard above the maximum flood level. No further flood impact is envisaged for the site.

Response:

Separate, adequately sized waste storage areas are provided for both the residential and commercial users of the building. Waste Management 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:

All 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 face brickwork, off-form concrete and Colorbond metal cladding are robust and weather well with minimum maintenance.

Compliance

Yes

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 – Design Principles for Residential Apartments - of State Environment 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.