

**Development Assessment Review Team**

City of Canterbury Bankstown  
PO Box 8  
Bankstown NSW 1885

16 December 2024

F/1136/0401 Design Verification Statement

Your Ref: DA-55/2021 & DA-55/2021/A

Re: **Design Verification Statement**

**Project No: 1136**

**Project Address: No. 5-7, 7A & 9 Croydon Street, Lakemba, NSW 2195**

**Legal description: Lot 1 DP 974686, Lot 2 DP 971844, Lot B DP 365853, Lot B DP 357959, Lot A DP 357959, Lot A1 DP 372287.**



A R C H I T E C T S

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## DESIGN STATEMENT BY QUALIFIED DESIGNER

Dear Sir or Madam,

**The below statement is to address clause 102 of the Environmental Planning and Assessment Regulation 2021.**

- I hereby confirm that, I Richard Webster (NSW Reg 9947) designed the modification of the development, approved under DA-55/2021
- The Nine design quality principles (as described in *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*) have been addressed, as per following pages (to be read in conjunction with Team2 drawing package).
- The objectives in the Apartment Design Guideline have been addressed, as outlined in the following pages (to be read in conjunction with Team2 drawing package).
- A Basix certificate accompanies this application: *BASIX Certificate no: 1139753M*

Yours faithfully,

For and on behalf of Team2 Architects Pty Ltd

A handwritten signature in blue ink that reads "Richard Webster".

**Richard Webster**

Director

# SITE ANALYSIS & DESIGN STATEMENT

## PRINCIPLE 1 \_CONTEXT & NEIGHBOURHOOD CHARACTER

*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*

*Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.*

*Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*

The proposed development is located at 57 and 7A & 9A Croydon Street, Lakemba, within walking distance of the local shops on Haldon Street, Jubilee Reserve and Lakemba train station. Lakemba is well known as a multicultural community reflected in the vibrant mix of shops and restaurants along Haldon Street. The site sits within a large block measuring approximately 160 x 200m, framed by Lakemba Street, Croydon Street, Railway Parade and Bellevue Avenue. Jubilee Reserve sits on the south western corner of the site and includes the Lakemba Community Garden.

The design of the proposed multi-unit residential development aims to break down the scale of the block, and provide access within and through it by creating a new public laneway that runs from Croydon Street to Jubilee Park and down to Railway Parade. The laneway is then lined with a set of uniquely scaled buildings that frame a generous communal green. This large landscaped open space provides a green outlook for the development as well as its neighbouring sites. Each of the buildings within the development, as well as the gaps between them have been positioned to provide suitable setbacks and solar access to neighbouring sites.

To further accentuate the idea of a neighbourhood of buildings, each building design has been resolved in a unique way with a variety of proportions, forms and materiality to create a depth of character reflective of the rich culture of Lakemba.

## PRINCIPLE 2 \_BUILT FORM & 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.*

The site sits on the edge of Lakemba Town Centre and mediates between the taller scale of the town centre, as well as responding to the lower scale of the neighbourhood as you move away from the centre.

The building responds to this change of scale by;

- Creating a new landscaped public laneway that reduces the scale of the block, providing access into and through the block;
- Dividing the building mass into a family of buildings, rather than a single mass. Each building with a unique sense of form and materiality as well as height;
- Resolving the level change across the site by introducing a set of landscape plinths that 'ground' each building;
- Consolidating vehicular basement access into a single point to minimise its visual impact on the context;
- Arranging the buildings to frame a central landscaped communal space that provides a landscape outlook for the residents and neighbours.

Each building is setback from the laneway by an average of 1.5m (to the north) as well as 3-6m along Croydon Street (to the east). The facade for each building is designed with a language that provides a variation and visual interest, set within a rigorous horizontal framework of a 'top', 'middle' and 'bottom'. Further horizontal separation helps break down the massing and visual scale of the buildings with the use of horizontal banding provided by exposed slab edge detail at every second-floor level, together with a thick brick banding feature framing the main 'middle' elements of the facades.

## 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.*

The site development controls have recently been amended to allow an FSR of up to 2:1. The proposed development achieves an FSR of 2:1 within a family of finely scaled buildings of unique form and materiality whilst also providing for a generous new public laneway and large landscaped communal open space.

We believe that this approach provides suitable density adjacent Lakemba Town Centre and train station, but with significant resident and neighbourhood amenity. The development contains a variety of unit types within the building that cater to a variety of residents and lifestyles.

The total number of apartments provided is 144, broken down as follows:

- Studio Apartments: 7 (4.9%)
- 1 Bedroom Apartments: 11 (7.6%)
- 2 Bedroom Apartments: 110 (76.4%)
- 3 Bedroom Apartments: 16 (11.1%)

Each building within the development contains a mix of these unit types.

## 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*

Good sustainability principles have been employed in the design of the proposals maximising efficiencies wherever possible. Considerable thought has been given to construction techniques and methodologies that will be used in the delivery and maintenance of the building giving a positive environmental and economic outcome.

A key element of the ADG objectives is the requirement for natural cross ventilation and solar access to the residential apartments at a particular minimum compliance. The numbers varied a little and now we have cross ventilation compliance of 60.4% (minimum requirement 60%) and solar access compliance of 70.8% (minimum requirement 70%).

The proposed materials of the building and external spaces are robust to ensure longevity and sourced to ensure their embodied energy is managed appropriately.

The communal open space has been oriented and sited to ensure adequate solar access and encourage year-round use.

Energy efficient materials will be utilised throughout the development assisting the BASIX and ratings. Thermal and acoustic performance will be key considerations in the finalisation of the external fabric of the building facades and apartment party walls in order to deliver easily controlled, energy efficient spaces.

## 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 useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management*

One of the key design strategies of the project is to recognise the strong landscape character and green network of the neighbourhood, and extend that through the site along the laneway and communal green.

This has been achieved by minimising the most of the basement extent to sit mainly under the building footprints and slim connections between them.

This strategy both ties the development into the neighbourhood and provides significant resident amenity. The large communal open space has been sited within this unique landscape setting, giving it a distinct character and adding to its amenity. Landscaping and planting have also been used to provide additional privacy to the ground floor units.

## 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*

The development has been designed to provide the maximum amenity to its future residents and neighbours. The building achieves the objectives of the Apartment Design Guide in regards to orientation, overlooking, ventilation and solar access.

Good amenity has been a key consideration in the planning of the apartments, both inside and out. Living areas and bedrooms are linked directly to external balconies offering a flexibility and variety of how the external spaces can be utilised and experienced and often provide fabulous far-reaching views across the neighbourhood.

Amenity is further enhanced by the generous landscaped areas around the ground floor interface of all the buildings which is further provided within the resident's external communal areas.

## 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.*

The design integrates a number of strategies to optimise its safety and security, as follows:

- Principal building entrances are clearly identifiable and allow for passive surveillance;
- Building entries are highlighted through the use of building form, awnings and materials;
- Basement car park layouts are designed to minimise opportunities for alcoves and allow for clear lines of sight;
- Security access will be provided in the form of keys, swipe cards or remote controllers;
- Entries are well lit;
- The design allows for the passive surveillance of communal space and entry spaces;
- Increased pedestrian traffic will be a result of this development, especially through the new laneway.

## PRINCIPLE 8 \_HOUSING DIVERSITY & 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 and providing opportunities for social interaction among residents.*

The project achieves a mix of Studio, 1-, 2- and 3-bedroom apartments. Within this mix there are a variety of unique unit types. This unit mix provides diversity to the market and caters to the emerging young mobile population of the area.

A large outdoors landscaped communal green has been provided at the heart of the development. It includes a number of shade structures and a 'playscape'.

A communal roof top terrace on Building C provides elevated social spaces for the residents and is designed with flexibility in mind. Allowing use to change based on residents needs over time.

The new laneway is lined with trees and urban seats, encouraging community activity that connects with Jubilee Reserve and Croydon Street.

## 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 a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

Each building within the development has been designed as a high-quality architectural contribution to the local built environment. The look and feel of the project can be seen in the architectural and landscape documents as well as the visualisations that accompany this report.

In the last MOD, the proposals for the building appearance and façade design have been substantially re-visited with a vision to provide a high-quality robust development, in keeping with its context and character of the area. A simple yet quality palette of complimentary materials has been proposed that are layered to give interest and variety to the building's appearance, which creating a quality environment for these new homes.

The development expands the existing green network across the site creating a lush landscape on the site at street level.

## PROPOSED MODIFICATIONS CONTAINED

1. Relocation of Storage Cages from Building A Lower Ground to Basement (in conjunction with Change 5)
2. Apartment Mix Change & Parking / Storage Allocation
  - a. 1 x 2 bedrooms unit changed to 1 x 1 bedroom unit
  - b. 2 x 1 bedroom units changed to 2 x 2 bedrooms units
3. Basement Layout Changes - Storage, Extent of Excavation, Carpark Allocation, Service Plantrooms, Risers & Plenums added and OSD Tank Volume Increase.
4. Basement RL Changes & Ramp Gradients
5. FRNSW & BCA/PCA Requested Fire Escape Changes Including Stair Pressurisation & Lobby Relief, Addition of Sprinkler & Hydrant tanks & Fire pump room including street access & Light Shaft Changes
6. Construction Certificate Drawing Changes with minor changes to Apartment Layouts & Facade for optimisation & Services / Structural Incorporation
7. Waste Room Layout Changes for Compliance

## CONCLUSION

This submission mainly deals with the internal layout changes and resolving compliance issues brought up by the BCA report. It further enhances the previous façade S4.55 submission and the amenity and diversity of the apartment layouts are accompanied by a higher quality of design resolution.

We believe the updated development proposals not only address the design quality principles and the objectives of the Apartment Design Guide but vastly improve the quality of design of the original development. The new design demonstrates superior compliance and design efficiencies whilst maintaining the design intent of the original development and provides a contemporary residential development befitting of its site context and the wider Lakemba locality.

For and on behalf of Team2 Architects Pty Ltd



**Richard Webster**

Director