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SEPP 65 Design Verification Statement

Prepared to accompany the DA submitted to the Georges River Council
Issue A

Project:	Mixed Use Development
Date:	10th December, 2020
Address:	108-124 Forest Road & 1-3 Wright Street, Hurstville
Client:	SLA Properties
Stage:	DA

I, Neil Durbach, Registered Architect No. 5850, Director of Durbach Block Jagers Architects, verify that I have directed the design of the above project and that the design principles set out in part 2 of the State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development, are achieved for this residential flat project.

Regards

Neil Durbach

SECTION 1.0: SUMMARY

This SEPP 65 Design Verification Statement has been prepared on behalf of SLA Properties in support of a Development Application to the Georges River Council for the redevelopment of the site at 108-124 Forest Road & 1-3 Wright Street, Hurstville

The development involves:

- A new 9, 10 and 14 storey mixed use hotel building, with 3 level podium, ground level retail and three basement levels.
- The construction of 219 residential units over 14 storeys, with communal landscaped space on level 2, Level 5 and level 11.

The following Council Codes and Planning Instruments provided the controls for the proposal:

- Hurstville Local Environment Plan 2012
- Georges River Council Development Control Plan 2019
- State Environmental Planning Policy (Building Sustainability Index :BASIX) 2004
- State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development

This report is intended to be read in conjunction with the architectural plans prepared by Durbach Block Jagers Architects Pty Limited (the Architect), as well as the following associated reports:

- Statement of Environmental Effects prepared by PPD Planning Consultants
- Traffic Impact Assessment prepared by GHD
- Basix Report prepared by Windtech
- BCA Compliance Report prepared by City Plan Services
- Structural Assessment prepared by TTW
- Civil Assessment prepared by Kozarovski and Partners
- Waste Management Report prepared by MRA Consulting Group
- Access Report prepared by Code Performance
- Concept Stormwater Drainage Plan prepared by Kozarovski and Partners
- Acoustic Report prepared by Koikas
- Wind report prepared by Windtech
- Landscape Plan prepared by TCL
- Heritage Impact Statement prepared by City Plan Heritage
- Photomontage prepared by Doug and Wolf

SECTION 2.0: DESIGN QUALITY PRINCIPLES

PRINCIPLE NO. 1: CONTEXT

Good design responds and contributes to its context. Context can be defined as the key natural and built features of the area.

The subject site has three street frontages being Hudson Street to the south west, Forest Road to the south east and Wright Street to the north east.

The site is 5407 sqm and falls of approximately 2 metres from east (cnr Wright street and Forest Road) to west (on Hudson Road adjacent to 6-12 Hudson Street)

The site currently accommodates retail (Bing Lee), light industrial (an auto service centre) a single residences and a vacant lot.

The current surrounding built form consists of 10-15 storey multi-residential apartment buildings with ground floor retail along the southern side of Forest Road, and 2-3 storey mixed use with ground floor retail along the north side of Forest Road. Away from the intersection with Forest Rd, Hudson street consists of 2 and 3 storey residential flat buildings, and Wright street, 1 and 2 storey single dwellings and residential flat buildings.

The development proposes a total of 219 residential units located in three low scale towers and a 3 storey podium.

The development offers a mixture of one, two and three bedroom apartments with the majority planned to maximise orientation and outlook to the north-east and north-west. This orientation provides both solar access and leafy district views, with views from the upper levels to the Sydney CBD and other city landmarks.. Views and light are also readily available of the south-east, south-west orientations.

The site has a permitted floor space ratio is 4:1 equating to 21,628sqm of GFA. The maximum allowable height is in two parts, 46.5m on Hudson Street and 34.5m on Wright Street with the step in height occurring on the mid-block boundary.

The proposed development proposes vehicular access to the site via an entry/exit point single on both Hudson Street and Wright Street. No vehicular access is proposed for Forest Rd. Residential vehicles will enter and exit the site via basement driveway ramp located on the north western end of the Hudson Street boundary. Retail and visitor parking will be via basement driveway ramp located on the northern end of the site on Wright street. Loading will occur adjacent to the car entry/exit on Hudson street.

A Pedestrian through site link is provided from the corner of Hudson and Forest Road through to Wright street. Two transverse links are provided from Forest Road. All links intersect in a north facing landscaped space that provides a semi private retreat from the busy Forest Road frontage.

The proposal's form seeks to address the existing scale of the 2-3 storey mixed use of Forest Road with a glazed tiled podium suspended on columns above retail and punctuated with a hierarchy of openings for through site links, residential lobbies and apartment windows arranged in a staggered horizontal pattern capturing the dynamic nature of Forest Rd. Above the podium sit what appear to be three separate tower buildings. Deceptively simple these utilize a series of arced voids on the buildings façade to develop a complex play of light and form. The proposed residential flat building seeks to make a positive contribution to the character of the area and raise the value of the site by creating a richly articulated, sensitively detailed building that will be a positive contribution to the quality and amenity of the area.

The proposal seeks to improve the buildings relationship to the public domain through active frontages and through site links.

PRINCIPLE NO. 2: SCALE

Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.

The bulk height and scale of the building has been developed in reference to the Hurstville LEP 2012, the Georges Rive Council DCP 2019, and the Apartment Design Guide (ADG).

In response the above documents and the specific site context the massing of the site has been broken down so that it reads as three residential towers of similar height and scale as surrounding residential developments .

At ground level, the building relates to a human scale through maintaining and upgrading street activation through retail uses, physical and visual connections into and through the site and by placing service functions away from the major pedestrian and vehicular street frontages. Visual connections to planting at level 2, 5 and 10 also help to maintain a human scale to the building.

PRINCIPLE NO. 3: BUILT FORM

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building elements.

The built form of the proposed development is designed to afford high quality living spaces for its occupants as well as high quality outdoor spaces for both visitors and occupants without compromising the amenity of the surrounding streets and uses.

The podium is proposed to be clad in a gradient tiled surface going from green at the base to white at the top. This soft glistening surface seeks to both enliven the street frontage by capturing the light and colour of the surroundings and activities therein, but also with its heavily planted parapet line to read as a walled garden or a grove of trees. Molded window reveals further articulate the podium façade providing a finer grain of openings within a wall similar to the existing street fenestration pattern.

The residential towers component of the proposal is articulated through a grided pattern of arced voids that provide both a rational arrangement to the facades and a complex layer of shadow and view. At the roof line of each tower these become a looping arrangement of sky windows when viewed from the street.

Landscape space is provided at ground level, at the top of the podium and at the roof level of all three towers. These landscape elements serve to further contribute to the fine grain and de-scaling of the building.

The built form responds to the character of the locality through considered, distinctive architectural forms and a rich natural material palette. Furthermore the proposal has been designed to minimise the impacts on the amenity of the existing adjacent built forms and future patterns of development, it has no negative impacts with any significant loss of views or critical solar access.

PRINCIPLE NO. 4: DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residents).

The maximum permissible Floor Space Ratio (FSR) for this site is 4:1 or 21,628sqm

The built form comprises 219 residential apartments, with a total gross floor area of 19,349sqm (89%). The remaining 2,279sqm (11%) is provided in retail uses at the ground floor.

We consider the density to be appropriate with regards to the site's close proximity to the retail/commercial centre of, public transport in the form of Hurstville railway station and other services nearby, and is similar to that already established in the area.

PRINCIPLE NO. 5: RESOURCE, ENERGY AND WATER EFFICIENCY

Good design makes efficient use of natural resources, energy, and water throughout its full life cycle, including construction.

The proposed development has met the targets set out in the Building & Sustainability Index (BASIX). Further, the proposal embodies excellent passive systems of sustainable building design such as:

- _Optimized solar access to living spaces of the majority of units.
- _Daylight penetration to reduce heating and artificial lighting requirements.
- _Proposed selection of low embodied-energy materials.
- _Excellent passive solar gain and loss properties.
- _Facade material and glazing design to reduce solar gains and increase control of the internal environment.
- _Cross ventilation to habitable rooms, assisted by the buildings' narrow plan and crossover apartments.
- _The use of roof gardens to contribute to a reduction in the heat island effect.

PRINCIPLE NO. 6: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.

The streetscapes of the two streets (Wright and Hudson) fronting and leading away to the north of the proposal contain mature street trees which provide a sense of green during the warmer months. However Forest road is largely devoid of street trees or other greenery. No works to the streetscape are proposed as part of this development. The landscape design therefore seeks to create places of respite for new residents and those utilising the through site links. The design has evolved to meet the needs of people living in a busy suburb that is becoming more densely populated.

The principal areas of landscape include:

- Communal and semi public Landscape ground level
- Communal and residential Landscape terraces on top of the podium (level 5)
- Residential (both private and communal) Landscape terraces Rooftop

Communal and semi-public Landscape at ground level -

The northern boundary and a large courtyard formed by the building alignments along Hudson, Wright and Forest combine to form a significant landscaped amenity for the site. Totalling 1750sqm it accommodates, in addition to generous paved ways through, communal BBQ/picnic space, play space, community gardens, lawn and outdoor dining. It includes 650sqm of deep soil planting and a 155sqm rain garden. It is envisaged that this will provide a significant amenity to the occupants of the development but also to those passing through the site and accessing the retail, food and beverage tenancies that are also envisaged to open onto this space.

Communal and Residential Landscape terraces to top of podium (level 5) -

A small fern garden is proposed one level up from ground on level 3 above the east most through site link on Forest road. This is intended to provide visual amenity only.

At the top of the podium, the tower buildings set back from the street alignment providing a considerable area for the use of private and communal outdoor planted and paved areas. Terraces are proposed to be located against the tower buildings. The remaining space, right up to the parapet would be planted. This allows for private outdoor spaces as well as a beautiful planted area which can be viewed from the floors above.

Residential Landscape terraces Rooftop -

The top floor of tower B (Wright Street) contains another communal planted terrace area of communal use.

The sub-Penthouse apartment located on the central tower has its own roof garden and terraces.

The penthouse proper on the top of tower A (Hudson street) has generous external terraces. Much more exposed to the weather and in full sun, these terraces use similar formal characteristics as the lower terraces with a palette of planting more appropriate for their microclimate.

Species have been chosen that are suited to each specific microclimate.

PRINCIPLE NO. 7: AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development.

The proposed development has been designed to provide the maximum amenity to a majority of the dwellings, with most units meeting Council's minimum solar access requirements, and all units having access to sun with majority northern orientations. The design maximises the daylight and natural ventilation available to each unit and affords high levels of privacy for occupants.

The units provided are a combination of corner apartments with access to two adjacent facades, single stacked apartments with access to opposite sides of the building, both of which facilitate good cross ventilation to all habitable rooms, and single fronted apartments which where possible have a north aspect. Floor to ceiling heights are a minimum of 2.7m to habitable rooms. The units enjoy a considered approach to materiality and detailed design, with elements such as floor to ceiling, fully glazed doors along the entire extent of the tower façade allowing for various opportunities to close or open each unit as determined by the occupant. The internal layouts of the units have also been designed to ensure acoustic privacy between units.

Each unit has been provided with a private open space off the main living area by way of either a terrace or balcony to comply with the requirements of the RFDC.

Overlooking opportunities between the units and neighbouring residences have been minimised through the design of partition walls whilst still allowing solar access and views.

70% (154) of the residential apartments receive a minimum of three hours of solar access to the living areas and private open spaces during mid-winter. 59% (130) of the residential apartments are cross ventilated in the simplest compliance of the definition, with the vast majority of the balance also cross ventilating through centralized private outdoor space and narrow floor plates relative to façade frontage.

PRINCIPLE NO. 8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

The proposed design provides a safe and secure environment for the inhabitants of the development whilst providing good surveillance opportunities to the street from the residential apartments and ground floor retail, in accordance with the best practice principles outlined in the RFDC.

An assessment of the risk has been carried out as part of the design process incorporating the following crime prevention through environmental design (CPTED) measures in the proposal:

- _ CCTV installed with 24hr/7day monitoring and kept for a minimum of 30 days.
- _ Signage warning of CCTV coverage
- _ Lighting provided to entry points and public areas.
- _ Light coloured surfaces to maximize the reflectance of light.
- _ Programmable access control and monitoring of all entries both into the premises but also in public spaces within the development.
- _ The owners corporation to ensure maintenance of lighting is attended to, that graffiti is quickly removed and that public areas are kept clean.
- _ The residential mail boxes are located within the secure site boundary and close to the main entry.
- _ Wide common circulation areas with clear sight lines are provided at all levels with no obscured corners within the main public spaces.
- _ High quality architectural lighting throughout the development will assist in securing the area at night.
- _ Generous windows and balconies provide natural surveillance to the street frontages and over the communal landscaped areas.

PRINCIPLE NO. 9: SOCIAL DIMENSIONS

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

The site is located close to all the necessary facilities such as retail, commercial centres, schools, healthcare, childcare and leisure facilities. The close proximity to Hurstville Station and bus routes provide the site with convenient public transport options. Additionally a large number of facilities and amenities are accessible within short walking or cycling distances.

The development consists of a mix 42 x 1 bedroom apartments, 143 x 2 bedroom apartments and 34 x 3 bedroom apartments. The apartment sizes all conform with or are larger than the apartment sizes provided in the ADG.

The varied mix and apartment sizes within this mix are considered appropriate for the area given the wide local demographic range.

PRINCIPLE NO. 10: AESTHETICS

Quality aesthetics require the appropriate composition of building elements, texture, materials and colours and reflect the use, internal design and structure of the development

The proposed development has been carefully considered with respect to the surrounding natural and built environment. The existing urban landscape and location of the building has played a key role in the design with regards to material selection and façade treatment. Materials such as concrete, glazed tiles, white and coloured aluminium, and painted colours, work with both the local and historic building stock and the vibrancy that this part of the city represents. These materials are considered appropriate for the local climate and are appropriate for a development in the Hurstville area of Georges River Council.

The use of materials and textures such as render, off-form concrete, ceramic tiles, aluminium framing and glass provide a rich character for the benefit of the occupants and the community, with high levels of refinement and longevity. The design whilst contemporary in nature fits in with the developments in the area through its material palette and geometry, to encourage a sense of the vibrancy found in the locality. The development seeks to contribute to the definition of this key intersection at the edge of the built-up area of Hurstville town centre, while enhancing the quality of the building stock along the streetscape.

The materials used throughout are robust and designed to withstand the elements whilst maintaining the original appearance of the building. The textural variations in the materials create a hierarchy of solid and void elements across the site.

The intent of the design is that both on a macro and micro level, the planning of the site and detailing of the finishes will provide a high quality example for development in the area