22.06.2021

DESIGN VERIFICATION STATEMENT (REV. D ARCH PLANS)

PROJECT FOR 176 RESIDENTIAL APARTMENTS ABOVE BASEMENT CAR PARKING @ 205-209 GRANGE AVENUE, MARSDEN PARK, NSW

Introduction:

This report should be read in conjunction with the architectural drawings provided in the project development application responding to each of the nine SEPP 65 Design Quality Principles, in addition to the relevant objectives, design criteria and design guidance contained within the Apartment Design Guide.

Design Verification:

In accordance with Clause 50(1A) & (1AB) of the Environmental Planning and Assessment Regulation 2000, I, Sam Min-Han Lu, nominated Architect for Design Cubicle Pty Ltd, am a qualified architect for the purpose of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.

I verify that this proposed residential apartment development was designed under my instruction and the design quality principles as set out in Schedule 1 of SEPP No. 65 – Design Quality of Residential Apartment Development, and the objectives set out in Parts 3 and 4 of the ADG are achieved or otherwise justified in the attached SEPP 65 Design Quality Report for the proposed 176 residential apartments.

Yours Faithfully,

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Sam Min-Han Lu (#8842)

Design Cubicle Pty Ltd

Nominated Architect: Sam Min-Han Lu (#8842)

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SEPP 65 DESIGN QUALITY 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.

The site is situated at 205-209 GRANGE AVENUE, MARSDEN PARK, NSW. The proposal provides for a quality development that responds to and utilises the advantages of its unique context. The immediate surroundings of the subject site falls within a precinct that is characterised by a nearby future diverse range of land uses, including more proposed medium-high density residential developments in addition to new housing estates, as well as commercial / retail development, and includes mainly existing residential and agricultural uses.

The immediate context for this site is semi-rural residential development consisting of mainly individual dwellings, as well as agricultural uses. The close proximity of the subject site to nearby proposed significant commercial / retail centre, as well as to newly constructed railway stations, in addition to schools / churches / clubs / bus services / reserves / petrol station(s) / etc. and to the major arterial roadways and streets, as well as the fact the site is in close proximity to the centre of the Marsden Park, Schofields and Riverstone districts, supports the view for higher residential densities. The site layout of the buildings generates favourable orientation with respect to solar access which further reinforces the appropriateness of the development.

The most important elements that informed and influenced the design and aesthetics of the building were:

- The future vision of higher density for the immediate surrounding locality, resulting in the transformation of the surrounding subject area from low density to high density.
- An opportunity to access the sun, air, distant views and greenery.
- Current and future residential developments containing contemporary aesthetics.

The goal of our design is to generate a positive outcome towards the future character of the area, and we believe our proposed development responds to and creates a transitional buffer zone between the different components of the existing and future precinct situation.

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.

As indicated, the locality displays a semi-rural residential character, consisting of mainly small, individual dwellings, as well as agricultural uses. However, as discussed above, Council's vision for the subject area is a transformation from low density to high density over the coming years, hence the zoning of the site as high density residential, to help accommodate future population growth.

The site is considered suitable for an increased development, and our proposed development will establish a transitional buffer zone that bridges between the different scales evident in the surroundings, in addition to creating a climax / landmark effect, especially when perceived from the surrounding roads.

The development bulk and scale of the proposed building will complement the surrounding area, including the façades to Grange Avenue and the newly proposed roads to be constructed. The proposed buildings will dialogue with their immediate context and respond adequately, creating a contextual answer to a setting that is due to become more diversified and complex over time.

The proposed design has been developed in keeping with the requirements of the Apartment Design Guide and Council’s requirements in relation to building alignment, proportions, building type, articulation and the manipulation of building elements. The proposal defines and activates the public realm by creating communal and public open space with associated landscaping for the residents on the Ground Floor and rooftops of the proposal.

The proposed built form for the residential apartment development consists of 3 separate blocks of apartment buildings, all with a four-storey building component, with 2 levels of Basement car parking for 235 vehicles. The development contains 176 fully dedicated residential apartments, consisting of a mixture of 1, 2, 3 and 4 bedroom apartments.

The proposed building block speaks to the immediate surroundings through interpreting the context in a modern manner, dialoguing with surrounding buildings by interacting with them visually through scale and built form i.e. balcony / blade wall elements will give added interest to the facades with pleasing proportions, as well as reducing the comparable bulk and scale to the elevations of the building, which in turn helps our design to melt in with its surroundings.

The shape of the site has informed the composition of the development. The building's internal room layouts are controlled to achieve better amenities and to minimise the impact of traffic noise and pollution. Facades honestly show their protective function, yet still present a residential face to the public view, using a variety of shapes, materials and colours, with a visual play between walls, entries, balconies and external finishes.

The facades also have a variety of elements to reflect a visually 'softer' presentation, to lessen the impact of the building, and to maximise apartments' exposure to the sun and views. Facade planes and masses of the building are visually divided into smaller elements by horizontals and verticals, and materials, to reduce building bulk. This composition helps the development to fit into the urban landscape setting, whilst maintaining its contextual uniqueness and importance in the streetscapes of Grange Avenue and the newly proposed roads to be constructed.

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.

The proposed density is a direct response to the regional context, availability of public transport, facilities in this precinct and the development capacity of the site.

The proposed development will consist of 189 apartments, over two levels of Basement car parking, with the following breakdown:

- 46 x 1 bed apartments
- 108 x 2 bed apartments
- 18 x 3 bed apartments
- 4 x 4 bed apartments

The proposal presents an adequate variety of apartment mixture and orientation.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes.

The proposed design will promote ecologically sustainable development (ESD) through:

- Benefiting from its orientation more than 70% of the apartments will have adequate sun access.

- At least 60% of the apartments will achieve natural cross-flow ventilation.
- The proposal incorporates both active and passive sun controls systems.
- Working towards ensuring waste minimisation during the construction phase and the lifespan of the building, including through the recycling and reuse of materials and waste.
- The development will incorporate the installation of low energy saving devices wherever possible.
- Adhering to the BASIX constraints.

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.

The landscape scheme is to incorporate adequate special experience for both the public and private realm. Incorporating a variety of activity spaces, the proposal promotes community involvement in the landscape through communal gardens and terraces located on the Ground Floor and rooftops of the buildings, containing elements such as seating areas and the like. All common areas are accessible for people with a disability.

The landscape solution is designed by an experienced specialist landscape consultant, please refer to the landscape plan accompanying this submission for further details.

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 wellbeing.

Amenities were given high priority in the design through:

- Maximising the views and exposure.
- The apartments were orientated to have good solar aspect and enjoy cross-flow ventilation wherever possible.
- All apartments will enjoy good visual and acoustic privacy through orientation (the positioning of windows and private open spaces, setbacks etc.), or through the materials used.
- All apartments will be air-conditioned.
- All apartments will be equipped with adequate storage space either in the basement or

inside each apartment.

- All apartments have efficient layouts and have been provided with adequate outdoor space.
- All apartments have access to the waste area in the Basement for the deposition of garbage and recyclables, as well as to the Bulky Waste storage rooms also located in the Basement.
- All apartments will have the adequate number of car space(s) required according to Council's DCP requirements.

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.

The proposal optimises safety and security both within the development and the public domain. The proposal affords good casual surveillance of the street frontage, and the public and communal areas of the site, through the glazed openings and balconies of the Ground Floor and upper level apartments. The glazed openings of the lobbies also offer the opportunity for good casual surveillance of the Ground Floor communal areas of the site.

With regards to the parking area, secure access is to be maintained at all times to ensure that the parking premises are solely for the occupants of the building, and their visitors. Visitor access will be provided through an intercom system and remote control access or the like for residents.

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.

The proposal contributes to its social context by adhering to the desired future character of the area as highlighted in Council's LEP & DCP.

The proposal promotes social encounters while providing adequate privacy for each owner, resident or tenant. The public domain through the common open spaces complements the private spaces associated with each apartment, and promotes social interaction between the residents through the design and configuration of the landscaped areas and the like.

The proposal will provide quality residential apartments in multiple plan configurations of varying

sizes, in order to cater for a wide variety of people.

Persons with disabilities or restricted / impaired mobility are catered for through the provision of apartment(s) highlighted for future adaptability, compliant with relevant Australian Standards.

The provision of stretcher lift facilities in the buildings also allows for wheelchair access to be accommodated to the entry door of all units on all floors for persons with a disability, as required by the BCA.

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 creation of a well-articulated proposed building form is outlined in our proposal, along with the use of quality finishes, and will add to the visual interest to be generated by the future residential streetscape and character of this locality, which we aim to be at the forefront of driving forward in the future progress for the Marsden Park area.

Materials and colours have been selected to add visual interest and identity, and to 'soften' the impact of the development's bulk and scale.

- The proposal incorporates a variety of materials, including rendered and painted finishes for the facade walls, a combination of solid balustrades as well as glazed balustrade treatments, and special cladding for partial walls.
- Balcony balustrades are of various types and serve differing purposes: painted and rendered solid walls work as compositional devices to divide facades, whilst the safety tinted glass plate balustrades allow for maximum views.
- Glazing will be fixed to powder-coated aluminium frames.
- The colours lessen the apparent bulk of the buildings. The overall external colour scheme helps to give our proposal a sharp, modern look whilst not overpowering its surroundings. The feature colours used add warmth, interest and a sense of identity to the buildings. The overall colour scheme is designed to complement its surroundings, including the rich, surrounding greens of the landscape, and to create a synergy with nearby existing structures.
- Together with the rich, soft landscaping, the hard surfaced landscaped areas of the site will contain a variety of materials and finishes, which may include stencil finished concrete,

various pavement patterns and colours.

- The choice and composition of the building elements are contemporary to reflect the time, but also with a view to becoming a leader and guide towards the future character of the area.

The combination of glazing, blade walls and feature colours and materials help to bring life to the facades, and will serve as a positive reinforcement to the urban fabric of the evolving greater Marsden Park area as the years progress.

Apartment Design Guide

The following section outlines how the development performs in relation to relevant objectives, design criteria and design guidance contained in Parts 3 and 4 of the Apartment Design Guide:

3D - Communal and public open space:

- An area of 2443 m² has been highlighted as communal open space, which equates to approximately 27.1% of the site area.

- Direct sunlight is achieved to the principal useable part of the communal open space for a minimum of 2 hours between 9am and 3pm.

- Communal open space achieves requirement of a minimum dimension of 3m.

3E - Deep soil zones:

- A deep soil zone equivalent to 7% of the site area must be provided, and an area of over 1159m² has been provided, equating to approximately 12.8% of the site area, meeting minimum requirements.

3F - Visual privacy:

- For buildings up to 12m (4 storeys) in height, the minimum required separation distances to the side and rear boundaries are 3m for non-habitable rooms, and 6m for habitable rooms and balconies.

  With regards to the proposed development, compliance with the numerical standard with regards to habitable room separation from both the side and rear boundaries is achieved, with a 6m separation or greater proposed.

4A - Solar and daylight access:

- The proposed development exceeds the requirement for providing living rooms and private open spaces of at least 70% of apartments in a building with a minimum of 2 hours direct sunlight between 9am and 3pm in mid-winter. A minimum of 79.5% of the apartments in the development are achieving the minimum 2 hours solar access required to the main living

area.

4B - Natural ventilation:

- At least 60% of apartments are to be naturally cross ventilated in the first 9 storeys of any building. With 71.5% of apartments achieving natural cross-flow ventilation, our project meets this control.

- Overall depth of cross-over or cross-through apartments does not exceed 18m, meeting this control.

4C - Ceiling Heights:

- Minimum ceiling heights of 2.7m for habitable rooms and 2.4m for non-habitable rooms have been accommodated, as required.

4D - Apartment size and layout:

- 1 bedroom apartments which include only one bathroom are required to have a minimum internal area of 50m², and any additional bathrooms increase the minimum internal area by 5m² each. In the current proposal, all 1 bedroom apartments achieve or exceed the minimum internal area requirement based on the number of bathrooms provided.

- 2 bedroom apartments which include only one bathroom are required to have a minimum internal area of 70m², and any additional bathrooms increase the minimum internal area by 5m² each. In the current proposal, all 2 bedroom apartments achieve or exceed the minimum internal area requirement based on the number of bathrooms provided.

- 3 bedroom apartments which include only one bathroom are required to have a minimum internal area of 90m², and any additional bathrooms increase the minimum internal area by 5m² each. In the current proposal, all 3 bedroom apartments achieve or exceed the minimum internal area requirement based on the number of bathrooms provided.

- 4 bedroom apartments which include only one bathroom are required to have a minimum internal area of 102m², and any additional bathrooms increase the minimum internal area by 5m² each. In the current proposal, all 4 bedroom apartments achieve or exceed the minimum internal area requirement based on the number of bathrooms provided.

- Habitable room depths comply with the requirements of 8m from a window in an open plan layout, or else 2.5 x the ceiling height.

- Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).

- Bedrooms have a minimum dimension of 3m (excluding wardrobe space).

- Living rooms or combined living / dining rooms have a minimum width of 3.6m for 1 bedroom apartments, and 4m for 2, 3 and 4 bedroom apartments.

- The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

4E - Private open space and balconies:

- 1 bedroom apartments are required to have primary balconies of 8m² minimum area, and a minimum depth of 2m. Our proposal meets this control.

- 2 bedroom apartments are required to have primary balconies of 10m² minimum area, and a minimum depth of 2m. Our proposal meets this control.

- 3 and 4 bedroom apartments are required to have primary balconies of 12m² minimum area, and a minimum depth of 2.4m. Our proposal meets this control.

4F - Common circulation and spaces:

- The maximum number of apartments being provided off a circulation core on a single level is 8 x apartments, therefore our design meets the maximum number permitted.

4G - Storage:

- 1 bedroom apartments require a storage size volume of $6m^3$ to be provided for each apartment, which has been accommodated.

- 2 bedroom apartments require a storage size volume of $8m^3$ to be provided for each apartment, which has been accommodated.

- 3 and 4 bedroom apartments require a storage size volume of 10m^3 to be provided for each apartment, which has been accommodated.

4O - Landscape:

- For site areas greater than 1,500m², 1 x large tree or 2 x medium trees are recommended to be planted per 80m² of deep soil zone. Please refer to the landscape design accompanying the proposal for further details.