

DESIGN VERIFICATION STATEMENT

**CONSTRUCTION OF RESIDENTIAL FLAT BUILDING (78 APARTMENTS)
& CHILD CARE FACILITY & ASSOCIATED WORKS INCLUDING ACCESS
DRIVEWAYS, CAR PARKING, STORMWATER DRAINAGE &
LANDSCAPING**

1032-1036 Richmond Road Marsden Park

Proposed Lot 8 in Subdivision DA-18-00159

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DESIGN VERIFICATION STATEMENT

I hereby verify, pursuant to State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development, the following:

**RE: PROPOSED RESIDENTIAL DEVELOPMENT INVOLVING THE CONSTRUCTION OF A 78
UNIT RESIDENTIAL FLAT BUILDING WITH BASEMENT CAR PARKING, LANDSCAPING AND
STORM WATER DRAINAGE AT 1032-1036 RICHMOND ROAD MARSDEN PARK
PROPOSED LOT 8 IN SUBDIVISION DA-18-00159**

a) I, Chee Lim, directed the design of the development proposal for the above project incorporating 78 apartments in residential flat buildings with associated car parking and common open space, in accordance with the plans and supporting information lodged with the development application.

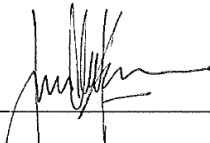
The plans also include a Child Care Centre integrated into the Buildings

b) In my opinion, the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (SEPP 65) and the objectives of Parts 3 (a)-(h) and 4 of the Apartment Design Guide (ADG) are achieved in the proposed development.

Chee Lim

of

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24th May 2021

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State Environmental Planning Policy No 65

Design Quality of Residential Apartment Development & Apartment Design Guidelines

The aims of the policy are:

- (1) This Policy aims to improve the design quality of residential flat development in New South Wales.*
- (2) This Policy recognises that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.*
- (3) Improving the design quality of residential flat development aims:*
 - (a) to ensure that it contributes to the sustainable development of New South Wales:*
 - (i) by providing sustainable housing in social and environmental terms, and*
 - (ii) by being a long-term asset to its neighbourhood, and*
 - (iii) by achieving the urban planning policies for its regional and local contexts,*

and
 - (b) to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and*
 - (c) to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and*
 - (d) to maximise amenity, safety and security for the benefit of its occupants and the wider community, and*
 - (e) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions.*
 - (f) to contribute to the provision of a variety of dwelling types to meet population growth, and*
 - (g) to support housing affordability, and*
 - (h) to facilitate the timely and efficient assessment of applications for development to which this Policy applies.*

(4) This Policy aims to provide:

- (a) consistency of policy and mechanisms across the State, and
- (b) a framework for local and regional planning to achieve identified outcomes for specific places.

This SEPP applies to the proposed development under Clause 4 in that it involves:

- (a) the erection of a new residential flat building*

Schedule 1 details the following design principles for consideration and these are addressed below.

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.

The proposal addresses this principle in that it is responding to the underlying zoning objective. In part, the general compliance achieved with the planning controls (both SEPP & DCP) ensures that the development is consistent with the desired future neighbourhood character of the area.

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.

The general compliance achieved with the planning controls demonstrates that the proposal is of a scale and bulk that is compatible with the existing and intended built form for this locality within Marsden Park.

The proposed buildings are designed with a contemporary feel yet grounded in cost effective materials - limited lightweight steel framing and applied finished panels. Finishes are proposed as simple, elegant and sophisticated. The use of the punctuating framed window and balcony elements along all facades creates a sophisticated, rhythmic aesthetic, yet creating strong visual interest.

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 density proposed as part of this development is representative of the site opportunities and future development in the locality. The opportunity presented by this development relates to creating an "affordable" lifestyle; large 2 bedroom & 3 Bedroom units dominate, ensuring first home buyers households are afforded an opportunity to live within the complex.

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.

Appropriate energy saving and water efficiency measures have been included into the design of the building. This is confirmed in the accompanying BASIX assessments.

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.

The landscaping proposed on the site is extensive at the ground floor courtyard level. Deep soil planting is proposed at the rate above the minimum provisions set out in the ADG.

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 proposed design facilitates the outcomes sought by this design principle. This is shown on the accompanying plans and site analysis.

The proposal provides for a range of units that provide appropriate dimensions, access to sunlight, visual and acoustic privacy, a variety of indoor and outdoor space and accessibility. The proposal includes accessible units within the mix.

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.

There are no areas of the design that would pose a safety or security risk. In this regard it is noted that there are no entrapment zones or spaces that have poor sight lines within the development. Passive surveillance opportunities have been maximised where possible. The balconies fronting the streets and internal “public domain” add to the activation and liveliness of the area.

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 and providing opportunities for social interaction among residents.

The mix of units proposed responds to the current market demands for this locality. This project provides a good mix of housing product and one that could be regarded as being affordable and will largely “target” the first home buyer market as well as “downsizers”. There is a variation of floor areas, bedroom numbers and adaptability and the aim is to deliver a highly affordable product to the market.

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.

It is apparent in the plans presented to Council involve a project with a high level of quality in the finishes and materials. It is submitted that the design outcome has been achieved.

The SEPP also requires the consent authority to take into consideration the *Apartment Design Guide*.