

marchesepartners

2nd February 2021

SEPP 65 DESIGN VERIFICATION STATEMENT and Apartment Design Guide Assessment Table

Prepared to accompany a Development Application submitted to
Blacktown City Council

34-46 Flushcombe Rd, Blacktown, NSW, 2148

Issue A 02/02/2021

This Apartment Design Guide (ADG) Design Verification statement has been prepared on behalf of Eastview (Aust) Pty Ltd (Applicant) in support of a Development Application submitted to Blacktown City Council.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

Pursuant to Clause 50 (1A) and (1AB) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that Mr Steve Zappia is a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000. Mr Steve Zappia is registered as an architect in NSW (reg. No. 6535) in accordance with the Architects Act 2003(NSW).

We confirm that Steve Zappia of Marchese Partners Architects directed the design of the enclosed development application and that the enclosed documentation achieves the Design quality principles as set out in Schedule 1 of *State Environmental Planning Policy 65 - Design Quality of Residential Flat Developments* and has been designed with reference to the *Apartment Design Guide* (July 2015).

Marchese Partners International Pty Ltd
L1, 53 Walker St North Sydney
NSW 2060 Australia

Correspondence:
PO Box 188 North Sydney NSW 2060
Ph: 02 9922 4375
Fx: 02 9929 5786
E: info@marchesepartners.com.au
ABN 20 098 552 151

www.marchesepartners.com.au

Principals

Eugene Marchese b.arch (hons) RAlA (5976)
Steve Zappia b.arch (hons) RAlA (6535)

Office Principals

Frank Ehrenberg b.arch (hons) - Brisbane
Jon Voller b.arch - Brisbane
Anthony DelDuca b.arch - Melbourne
Pav Dunski ba app sc/ba arch (hons) - Canberra
Scott Colegate b.arch RAlA - Adelaide
Stewart Dean b.arch - London
Blair Keenan - Auckland
Siddharth Mansukhani b.arch - Kuala Lumpur

Sydney • Brisbane • Canberra • Melbourne • Adelaide • Perth • Kuala Lumpur • Auckland • London

Senior Associates

Paolo Salotto b.arch
Boris Aguilar b.arch
Axel Klein m.arch
Bruno R.Gallacé b.arch RAlA RIBA
Enrique Blanco de Cordova m.arch
Murray Stewart b.arch bas
Simon Johnson b.des (hons)

Associates

Peter McMillan
Peter Sinn

DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 – CONTEXT AND NEIGHBORHOOD CHARACTER

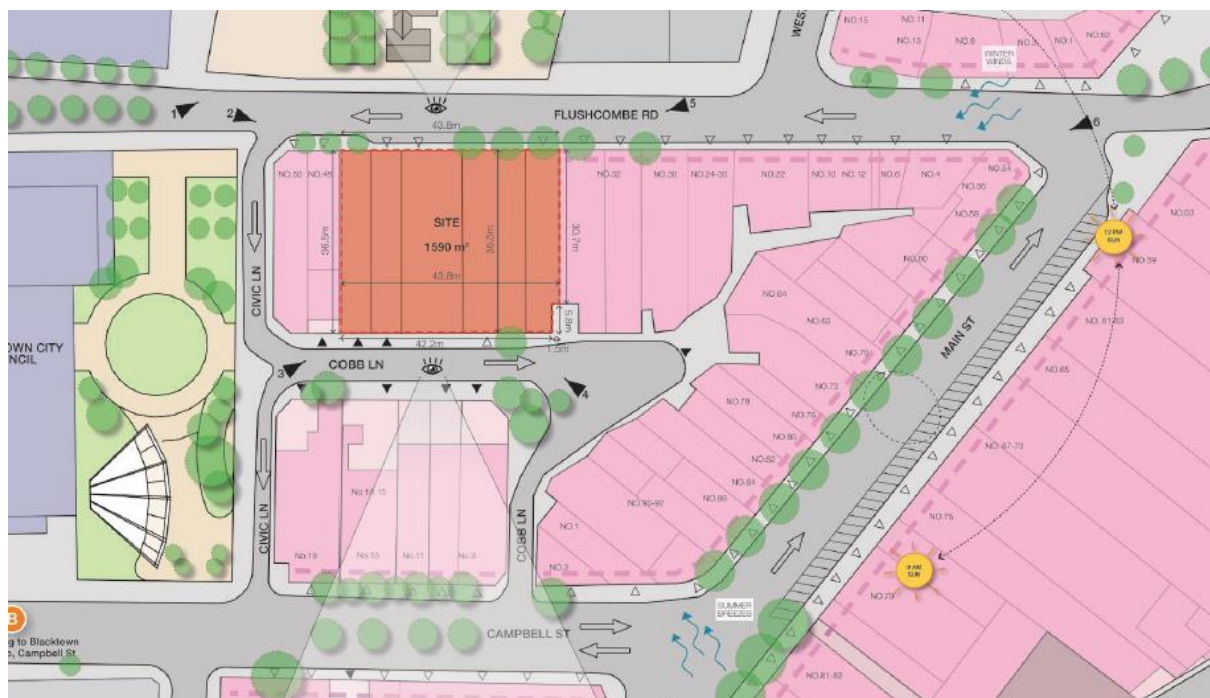
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

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 subject site at 34-46 Flushcombe Rd Blacktown consists of 6 existing properties of 1+2 storey brick commercial / retail buildings with retail activation occurring on the Flushcombe Rd frontage and vehicular parking and service access from Cobb Ln at the rear.

The site is in the heart of Blacktown Town Centre and is within the immediate vicinity of major local urban landmarks contributors such as the Blacktown Visitor Information & Heritage Centre, Library and Civic Centre, Blacktown City Council chambers and Civic Plaza.



In addition, the Site is characterized by a high level of retail and commercial activation at the street level and is near Blacktown Rail station, Large shopping centres and surrounding car parking stations.

This central location, while currently defined by small scale 1 and 2 storey brick retail buildings is in an area undergoing urban transition. The proposed design on this site therefore seeks to align itself with the desired future character of the area by providing an uplift to existing density levels and incorporating mixed uses to compliment and promote the vibrancy of a town centre.

Ground floor activation of the Flushcombe Rd is to be maintained as part of the desired future character of the area. On the subject site, activation is to be maintained by the allocation of a Restaurant, Pub and associated Gaming Room that will interact and activate the street. In addition, the Residential lobby is located on Flushcombe Rd will provide further activation.

Further to the ground floor activation, A function centre had been incorporated on level 1, immediately over the Flushcombe Rd ground floor active frontage. This function centre will further activate Flushcombe Rd via a proposed terrace, adding a sense of vibrancy and human activity to the town centre.

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 proposed building at 34-46 Flushcombe Rd, Blacktown seeks to convert 6 existing 1+2 storey brick commercial/retail buildings to a 16-storey mixed use development comprising 5 levels of underground basement parking, a ground floor consisting of 1x restaurant, 1x pub, 1x gaming room, residential lobby, ground floor vehicular drop off and parking at rear and associated waste collection areas.

As discussed previously, the proposal seeks to align itself to the desired future character of the Blacktown Town Centre precinct. This approach will result in a significant uplift in built form from what currently exists in the immediate area and is guided by the permissible height limit of 50 meters.

The proposed design adopts a 'podium / tower' approach in its built form. The podium consists of non-residential uses as required by local authorities and is built to the street frontage and expressed both in terms of articulated form and differentiated materials.

The 'podium' or street frontage has been designed to achieve an appropriate human scale at the street edge by incorporating vertically rhythmmed brick portal frames. The vertical expression is influenced by the existing street patterns and building ownership boundaries.

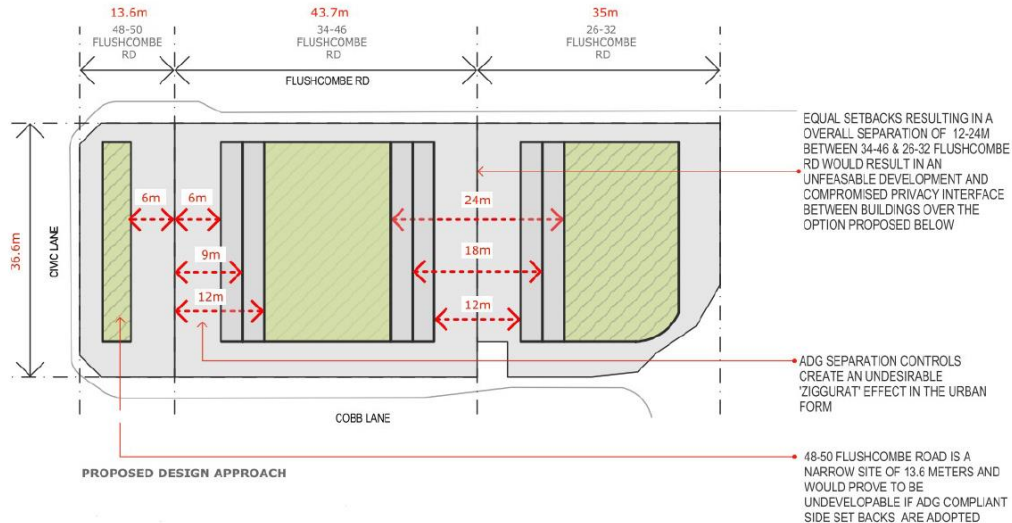
This 2-storey podium brick language is also employed at the rear lane frontage and served to provide a presentable high-quality edge to Cobb Lane, the side setbacks of the podium are built to the property line in anticipation that future adjoining development will do the same, thus strengthening and enforcing the desired future character of the town centre.

The tower component of the building houses exclusively the residential component of the development and extends from level 2 to level 15. And is set back from the podium at Flushcombe Rd and Cobb Ln

As the Project is in a "town Centre" setting a partial zero setback has been adopted along the side (north and south) boundaries and anticipates that future adjoining development will in

turn be built to the same boundaries, resulting in a higher-density urban form typical of town centres.

The decision was made to not provide side setbacks to the adjoining properties as this would result in large ADG building separation distances between residential components. Separation distances would range from 12-24 meters and render the development unfeasible. In particular, the 2 sites to the south of the subject property would be undevelopable if a zero-setback approach were not undertaken.



In order to maintain urban cohesion between future neighbouring developments the tower form has been articulated in a manner that creates a large recess between any future adjoining towers and acts as a 'shadow line' that delineates and emphasises the individual developments.

This results in an efficient typical tower plan that promotes visual privacy and amenity to all apartments.

The tower mass is further broken down by the large 3m recess in the west façade fronting Flushcombe Rd, the scale of this recess allows the overall mass, as seen from Flushcombe Rod to be read as 2 separate forms further adding visual interest to the overall building envelope.



The upper most level of the tower (level 16) houses the rooftop terrace and presents as a recessed level that also houses plant rooms for fire/ mechanical etc. Above this a, lightweight steel 'pergola' roof provides shading to the terrace area.

In addition, the left side of the west facade fronting Flushcombe Rd incorporates an architectural feature. This 'Sky Frame' vertical extension enhances the visual interest of the building, helping to create a sense of lightness and balance as the tower terminates.



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.

This project is in what is anticipated to be a dense Town Centre environment, as such the type, size and number of residential dwellings reflect this. Existing transport infrastructure, employment opportunities and community facilities all support a development with relatively high density.

This level of density however needs to be designed sensitively. Ensuring all end users (both patrons to the onsite facilities and residential occupants) can be accommodated safely and with a high level of amenity.

Care has been taken to delineate the residential and non-residential uses from each other at ground level and basement parking floors are separated into residential and non-residential components.

The typical residential floorplate is comprised of a mix of 1bed, 1bed+study and 2 bed units, all of which comply with ADG minimum unit size requirements. This 'spread' of unit typologies has been the result of local market research engaged by the developer and is considered to be a good indication of local market demand in the short-term future.

As with any high density 'mixed use' development, careful consideration needs to be taken with the design of the building's services, emergency egress, vehicular access, Parking, structural design and waste management. Specialist consultants have been engaged to provide preliminary advice in these areas to ensure that this high density development meets the needs of the end users and functions in the manner intended

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.

The proposed design will integrate a variety of sustainable approaches, and these are outlined in the attached consultant reports.

The BASIX report deals with energy efficiency, water use and power consumption and has influenced the building design in terms of window openings and shading devices.

The typical tower plan has been configured in a way that maximizes the potential for cross ventilation by incorporating high level window openings on facades perpendicular to the primary orientation (dual aspect). Where possible, primary living spaces and balconies are located to afford 2 hours of direct sunlight in mid-winter.

Waste recycling will occur as per Blacktown City Council requirements and a waste recycling strategy is further detailed in the attached waste strategy report.

An onsite Rainwater storage strategy has also been incorporated and is detailed in the Civil report.

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 site is in a dense urban setting and the proposed design covers 100% of the site, therefore any on site landscaping strategies need to occur 'on structure' primarily at the level 2 podium courtyards and the rooftop communal open space.

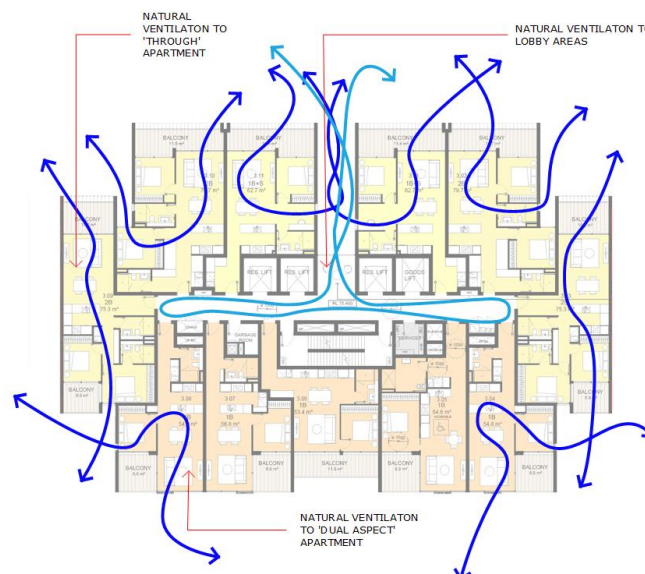
The level 2 courtyards are comprised of the private open spaces for that levels. Landscaped planters are proposed at the building edge along both the west and east boundaries and will serve to 'green and soften' the space. In addition, these landscaped planters will contribute to the street presence by contributing high quality landscaping to the podium façade profile. The landscape plans illustrate the effectiveness of these and specify planting types.



The rooftop communal open space is provided for the enjoyment of all the residential occupants and their guests. By locating this space on the roof, users can enjoy views towards Both Sydney and Parramatta CBD's to the east, and views towards the Blue Mountains towards the west. In addition, the rooftop affords views over the greater Cumberland Plain.

The landscaping to the rooftop communal area has been designed to optimize useability, privacy and provide opportunities for social interaction and equitable access. The landscape plans illustrate the effectiveness of the various recreational zones and specify planting types that occur on the perimeter.

Natural cross ventilation is achieved via a combination of through apartments and dual aspect apartments. In addition, the typical residential lobbies enjoy natural ventilation.



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.

Both the internal and external amenity of the development have been thoughtfully considered in the design process and has resulted in a residential development of high in quality and amenity.

The interior layouts of the residential apartments meet ADG requirements for room sizes, balcony sizes and overall apartment sizes and have been design for maximum flexibility. Due to the site configuration and zero setbacks, all apartments face the primary or rear boundary which provide expensive views from the upper levels and district and localised views from the lower levels.



Visual privacy between apartments has been achieved and there are no apartments that look onto each other. The attached acoustic report outlines the strategies in place to deal with noise transfer between units. Storage has been provided to all units and is located both within the unit and in allocated basement areas, as per ADG requirements. Residential waste is managed via a garbage chute system that services every floor and delivers waste to a garbage collection room at ground floor. Recycling bins are located on every residential floor and is transferred to the ground floor garbage room by building management. A bulky goods collection room is located at ground floor also and can be accessed by the residential floors via a dedicated goods lift.

PRINCIPLE 7 – SAFETY AND SECURITY

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.

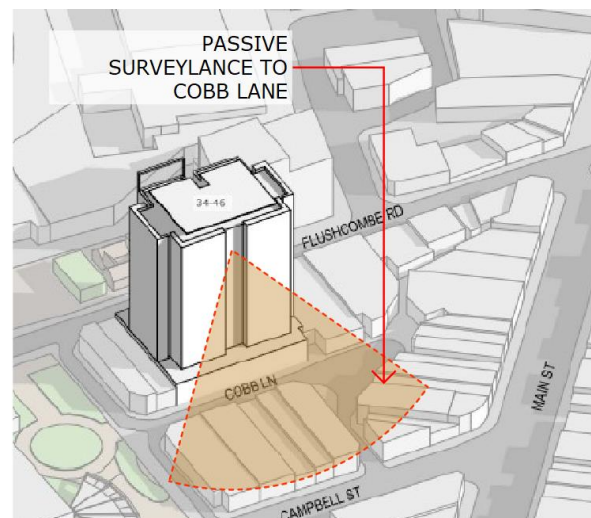
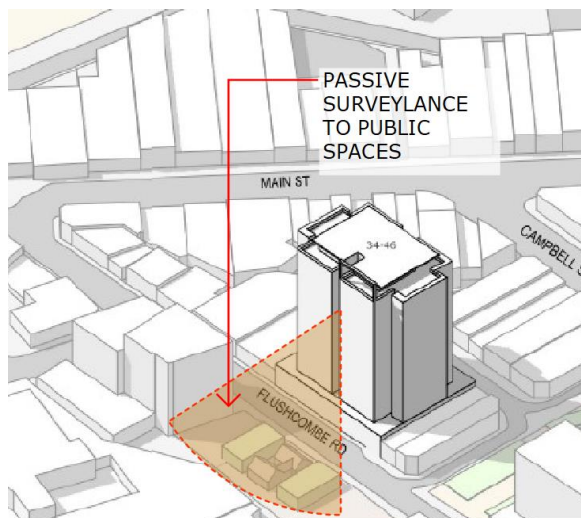
The building has been designed to achieve a high level of safety and security for residents and visitors. Public corridors are to be well lit and sized appropriately to allow good sight lines and clear visual surveillance.

Building entry points are well defined and lobby areas have been designed to achieve ample manoeuvring space during high traffic times.

Common areas on the roof are well lit, designed with durable materials that are easily maintained and the spaces have been crafted to ensure good visual surveillance.

A security system will be in place that will consist of surveillance cameras of public areas, video intercom, secure access to various parts of the building.

In addition to the on-site safety and security measures, the building will also add to the safety and security of the immediate local area in the form of passive surveillance. Both Flushcombe Road and Cobb Lane will enjoy an increased sense of security due to the high volume of residential apartment that will now look onto them. This would be especially relevant during night-time hours.



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.

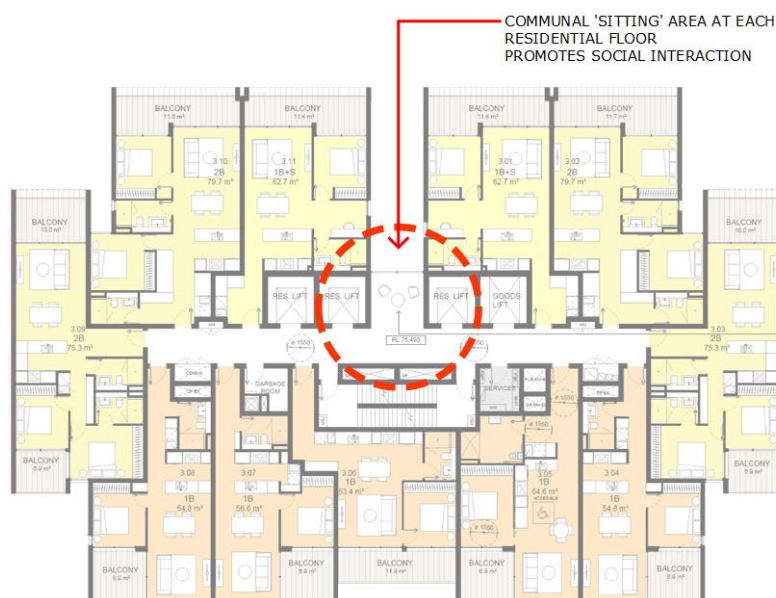
The building has been designed to provide a mix of apartment types that reflect the future housing trends in the area as advised by specialist property consultants.

The typical residential floor plate has a mix of unit types ranging from 1bed, 1bed+study and 2 bed units. Level 15 provides some larger units in the form of 3 bed apartments. The typical residential floorplate on level 2 also enjoys larger courtyards due to its location at the podium roof level.

An Adaptable / accessible apartment is located on every typical residential floor in the form of a 1 bed unit. Level 15 has a 3-bed adaptable / accessible unit.

Social interaction is promoted via the common areas. The communal open space is located on the rooftop and provides opportunities for gathering and interacting with residents and their visitors. This space has been designed to afford a variety of uses ranging from informal gatherings, private reading/relaxing and small private events for residents. The rooftop landscape plan provides further detail.

The common lobbies to all residential floor plans have also been designed with social interaction in mind with the inclusion of a generous sitting area that is located centrally and adjacent to the lift doors. This area also enjoys views and natural ventilation enhancing the desirability and promoting usage.



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.

The visual appearance of the building has been considered in terms of the future desired character of the area.

The architectural form seeks to respond to the localized active retail street condition that typically defines the Town Centre area via the provision of a 2 storey 'podium' that engages with and provides a human scale to the street.

Podium materiality is defined by brickwork and the 'portal' expression seeks to provide a vertical rhythm that further enforces the connection to the original property ownership pattern. Large shopfront glazing with refined metal framing serves to add detail and a sense of transparency further activating the frontage to the street.

Concrete overhead street awnings along Flushcombe road provide shelter from sun and rain and continue the traditional notion of the retail street.

The level 1 function centre is located above the Flushcombe Road retail edge and presents to the street with a common external balcony that extends across the majority of the façade and sites behind the brick portal frame expression. The function centre balcony, when occupied will add to the vibrancy and activation of Flushcombe Rd

The Podium terminates at the level 2 residential floor with landscape planting that serves to provide an acoustic buffer from the function level below. The planting has also been designed to be seen from the street and serves to add a 'green' softening to the podium façade.

The Cobb Lane frontage is defined also by large brick portal frames, but in this instance, they serve to define the main vehicular entry to the building where drop off, servicing and access to basement parking occur.



The design of the rear vehicular drop off area has been crafted to ensure that it presents as a high-quality environment via the incorporation of quality materials and finishes, garbage rooms are concealed behind presentable metal clad walls and the rear access to the residential lobby presents as a quality entry point.

The double height scale of the brick portals along Cobb Lane has been embellished with a feature perforated metal screen that sits within the frames at high level, this serves to add a level of refinement to the façade and to add a human scale to the laneway context.

The tower form has been broken down in plan and elevation to add visual interest and reduce apparent bulk and scale, recessing the building at the ends serves to reduce the visual width of the frontage. The inclusion of the 3 meter 'slot' on the Flushcombe Rd façade further reduced the bulk and scale and allows the façade to be read as 2 vertical elements.



The façade treatment is robust and integrated into the structure and form of the building which results in a façade that present as strong and well proportioned. Strong vertical concrete elements work in conjunction with the horizontal repetition of the balconies. Light weight ‘add on’ elements have been avoided and façade details have been created from precast concrete elements that provide shadow details and shifting scales and rhythms that add visual interest.

The eastern façade of the tower that faces Cobb Lane varies from the Flushcombe Rd façade in that balconies are primarily inset into the building line, and living rooms glazing presents at the façade line. This approach was adopted to ensure maximum solar access the east facing apartments. Operable shading screens serve as protection in turn also add visual interest and articulation to the façade.

The architectural roof feature that extends beyond the roof top level acts as a ‘sky frame’ that serves to enhance the overall proportion and composition of the Flushcombe Rd elevation

A handwritten signature in black ink, appearing to read 'S. Zappia'.

STEVE ZAPPIA
Marchese Partners International
Principal
Reg.NSW 6535