SJB Architects

Station Precinct SEPP 65 Report

6 & 34 Walker St
Rhodes

July 2014 | Revision 01

SJB Architects

Station Precinct
6 & 34 Walker St
Rhodes

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Introduction

Introduction

Rhodes Peninsular has undergone a major transformation in recent years to become a vibrant, attractive residential precinct.

There are many unparalleled amenity benefits afforded by this location which include;

- Proximity to Rhodes Train Station
- Rhodes Ferry
- Rhodes Shopping Centre
- Newly created foreshore parklands
- Access to main arterial roads
- Excellent district views

Station Precinct signals a culmination of the transformation of this once industrial peninsula. The retail heart and towers of the 6 Walker St site aim to act as a landmark for the area, and provide a retail/commercial component that supports the increasing population of Rhodes. A Leisure Centre is proposed for the 34 Walker St site to service the community as a whole, that will contain a child care centre, sporting courts, a gymnasium, a swimming pool and a health club.

Purpose of Report

The Design Verification Statement has been prepared by SJB Architects on behalf of the Applicant.

The statement has been submitted as part of the development application for the above site, and as such should be considered alongside other documents prepared by the applicant's team.

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme, including the contextual and planning parameters that influenced the shape and form of the design, to the social and environmental considerations reflected in the materials, orientation and building mass.

The Design Quality Principles outlined in Part 2 of State Environmental Planning Policy 65 (SEPP 65) have been used as a framework for presenting the design intent as they cover the range and breadth of considerations made throughout the initial design process.

2

Design Statement

Design Statement

2.1 The Scheme

The design proposal is a mixed use proposition, that encompasses a Retail precinct, a Hotel, a Leisure Centre as well as apartments.

The 6 Walker St site is the 'Retail Heart'. The underlying concept for this site is to connect the Rhodes Train Station with Marquet St, via a 'market town through site link concept' which engages with the wider peninsula community. The podium component contains a substantial retail offering that aims to service the community surrounding the site.

Situated above the Podium, are two residential towers. The western tower has a hotel component with multi-unit residential above it, with the eastern tower as a wholly residential tower.

The 34 Walker St Site comprises the Leisure Centre as well as a further two Residential towers. The Leisure Centre is intended to serve the wider community of Rhodes with features such as;

- Childcare Centre
- Swimming Pool
- Health Club and Cycle Classes
- Gymnastics
- Sports Courts

The 6 & 34 Walker St sites are Transport Orientated Developments. The intention of these sites is to optimise the overall energy footprint by being positioned close to established public transport, helping to reduce car usage and encourage the use of public transport.

Particular attention has been given to the facade design which consists of wintergardens to mitigate the effects of high winds, but also allow solar access and ventilation to the apartments.

Non-potable (recycled) water reticulation will be provided to all apartment WC's and laundries (washing machine supply), the irrigation of gardens and the supply of carwash bays.

Further ESD initiatives include, water efficient taps, low e double glazing to apartments, energy efficient light fittings, and drip-irrigation systems

3

SEPP 65 Design Statement

3.1 Principle 01 : Context

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

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

The current uses for the two sites comprises both industrial and single lot residential. This location has undergone a significant transformation over the recent past with a number of conversions leading to a predominantly residential area with retail\commercial activity at the ground plane.

The site at 6 Walker St comprises an allotment with a total site area approx 9,000 sqm. The site has frontages to Walker St and Marquet St.

The 34 Walker St site has an allotment of approx 6,800 sqm with frontages to Walker St, Gauthorpe St and Marquet St.

Our proposal contributes positively to its context by replacing the tired, and out of context single lot residential and industrial lots. The proposal seeks to provide a high quality Residential and Commercial vision that is of benefit to the wider community at Rhodes.

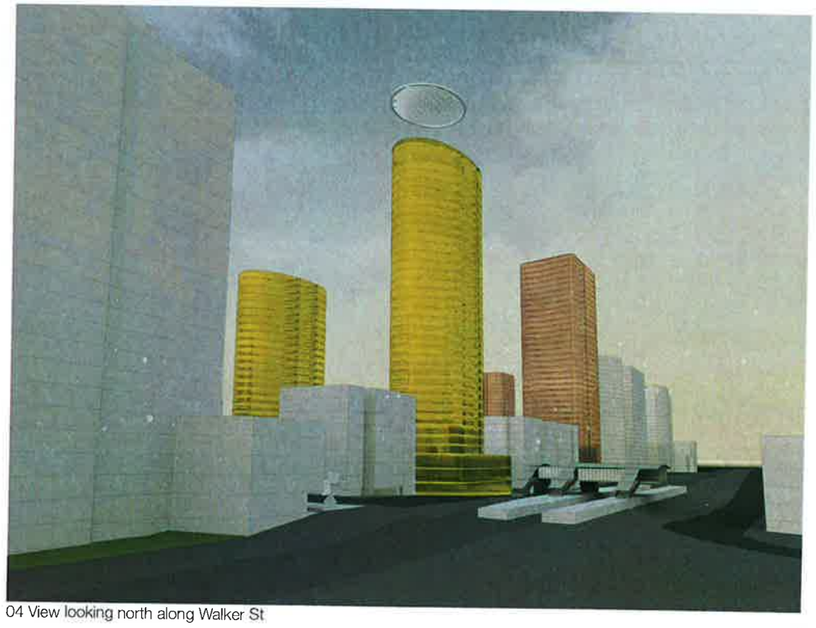
6 Walker St

34 Walker St

01 View looking east from Wentworth Point

02 View looking east from the Foreshore Park

03 View looking south along Walker St



04 View looking north along Walker St

3.2 Principle 02 : Scale

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

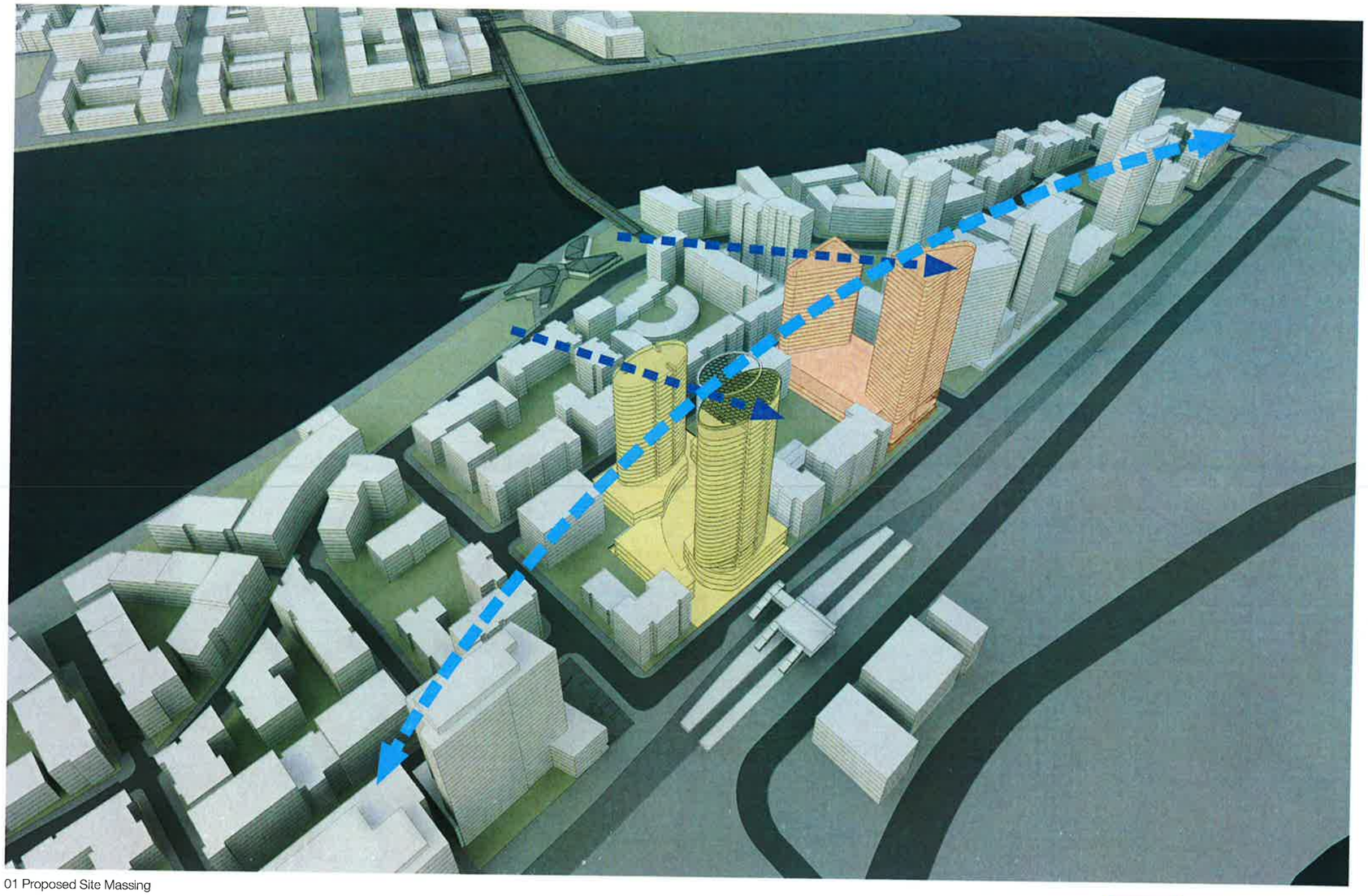
Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

The bulk of the massing has been aligned along the Walker St frontage which is the ridge line of the Peninsula

The two lower towers along Marquet St create a natural gradation in height from the adjacent built form to the west of Marquet St.

Additionally, on the other axis, the 6 walker st site acts to create an 'arc' in height that demarcates the train station and the retail precinct below.

The two aforementioned measures act to create appropriate scale and good variance in height for Station Precinct, and provide a stronger marker for the train station and leisure centre



01 Proposed Site Massing

3.3 Principle 03 : 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 the manipulation of building elements.

The built form responds to the desired future character for Station Precinct as envisioned in schemes developed with council and their consultants.

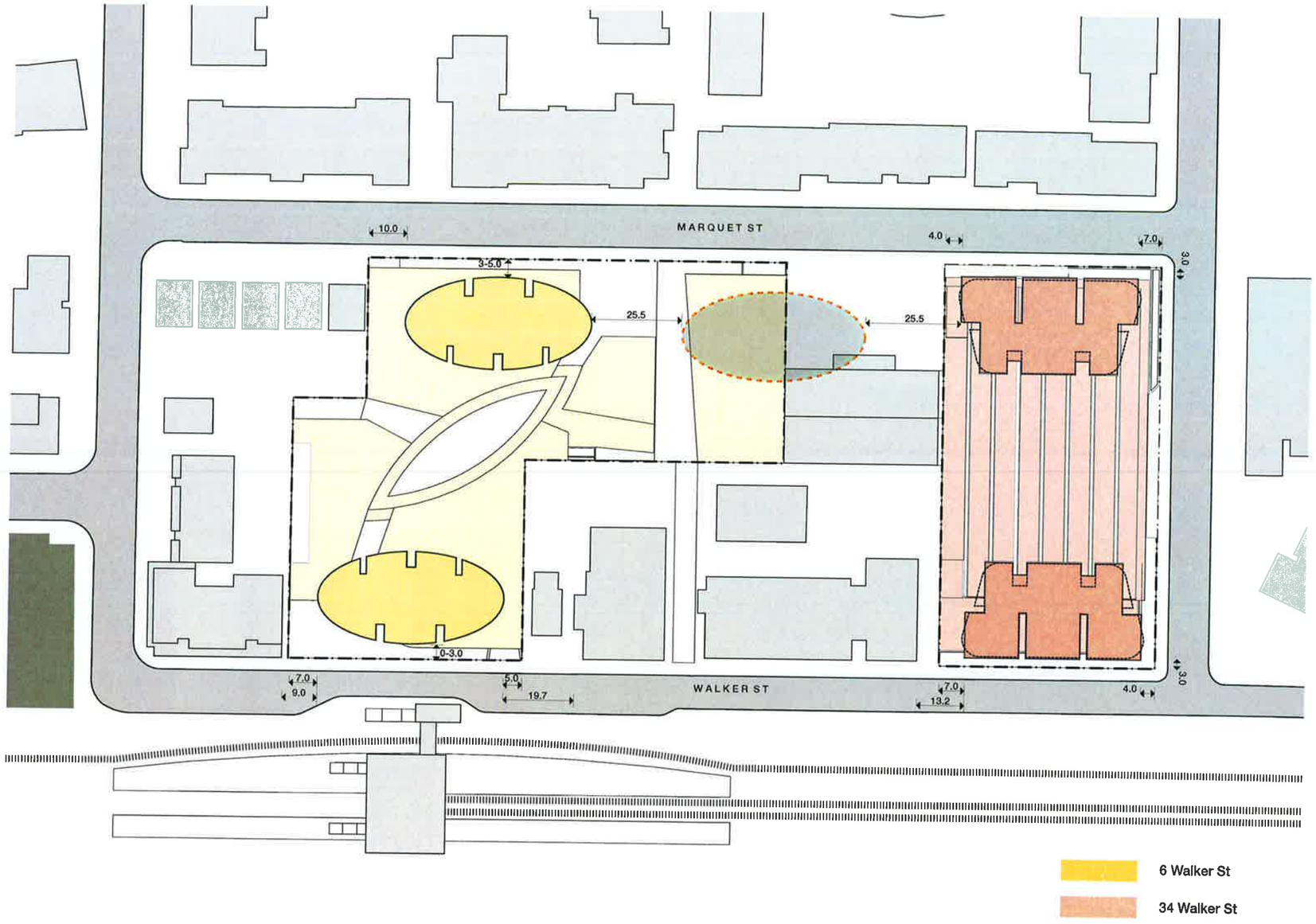
The development consists of a number of components which promote the buildings purpose and amenity for the end user. These include:

- Public retail space on Walker Street;
- 'Sense of Address' for the residential and commercial components;
- Appropriate street level massing through a suitable podium arrangement;
- Continuation of the surrounding context; and
- Provide visual relief through the use of materials and through the break-up of the tower form.

The building form is responsive to the objectives of good design which call for:

- Variety in the use of materials;
- Clear distinction to different uses;
- Ensuring that view corridors are protected;
- Providing a diversity in apartment types;
- Providing visual and acoustic privacy;
- Provision for clear and safe entry points to the buildings; and
- Screening of any roof top plant rooms.

In view of the above the proposed development is considered to be consistent with the objectives.



3.4 Principle 04 : Density

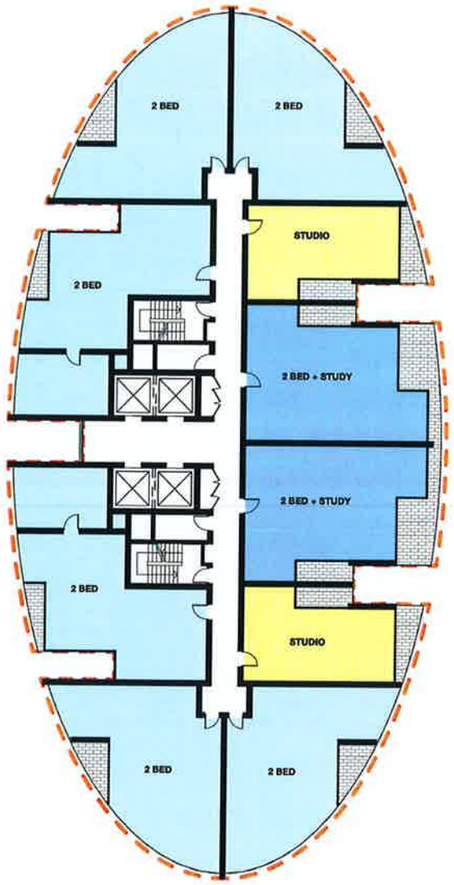
Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residents).

The proposed development is consistent with the vision for Station Precinct as it relates to the site. The design responds to the unique opportunities afforded by excellent public transport and amenity and provides for consolidation of residential development within the Rhodes area.

Supporting documentation has been previously provided which justifies the extent of retail and commercial on site, and the traffic configurations.

The demand for apartments in this location is supportive of the proposed density.

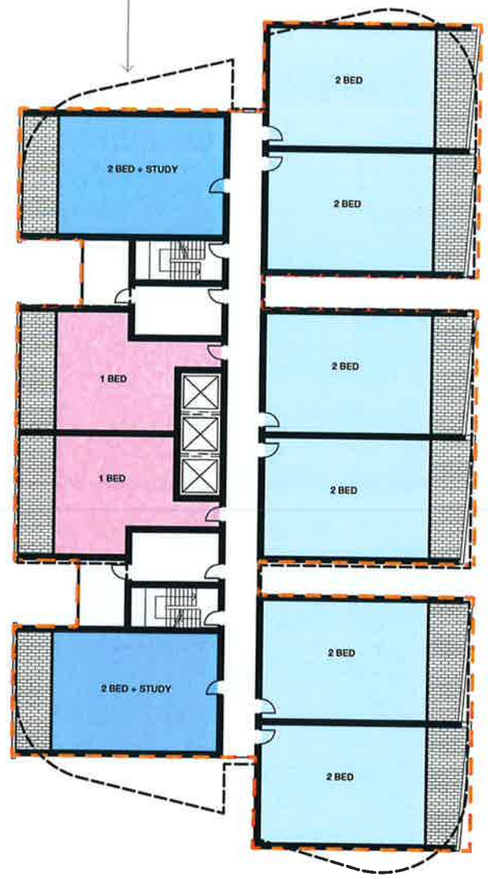
The proposed floorplates allow for slender towers, whilst maintaining a high yield per floor with a good apartment sizes and mix. Further to this, each of the typical arrangements can easily be modified to suit different apartment types.



01 - 6 Walker St indicative floorplate

indicative 1,090sqm floorplates shown allow for slender towers whilst maintaining high yield and good apartment sizes

Possible 'soft' curve to facade



02 - 34 Walker St indicative floorplate

3.5 Principle 05 : Resources, Energy and Water Efficiency

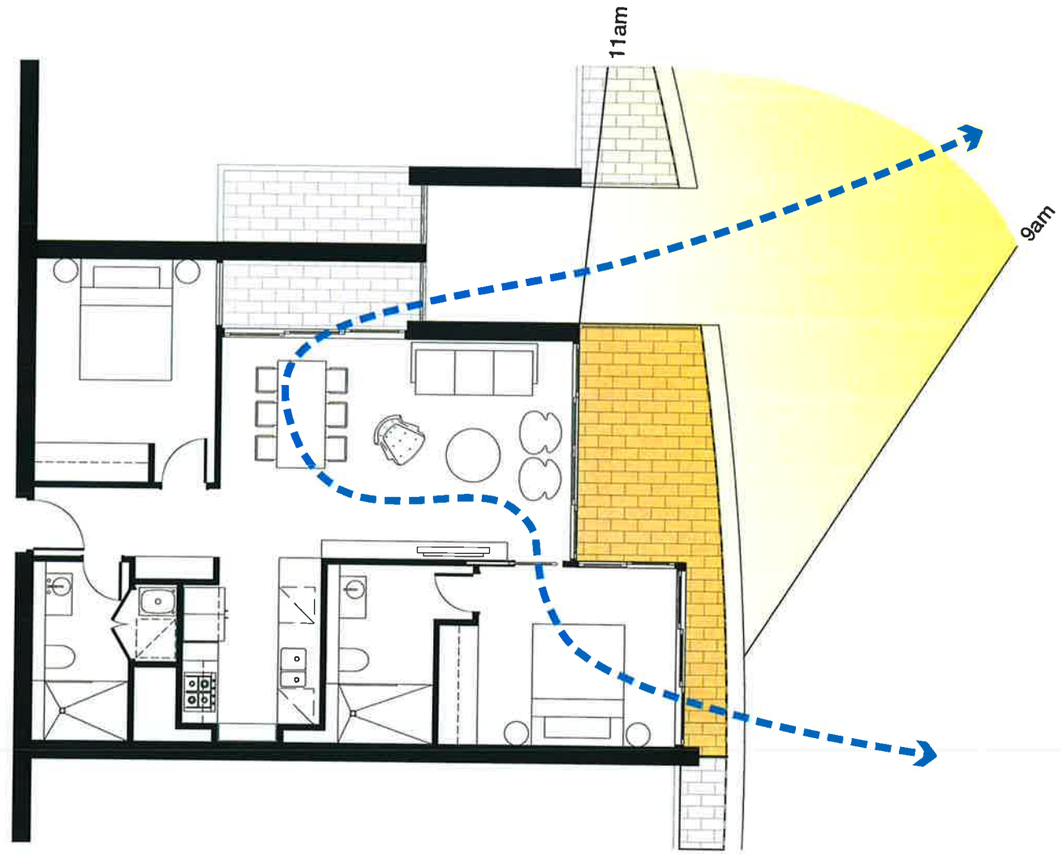
Good design makes efficient use of natural resources, energy, and water throughout its full life cycle, including construction.

The proposed design solution is consistent with the principles of SEPP No. 65 particularly through the orientation and design of the units (solar access and ventilation) and the choice of construction materials to reduce heating and cooling costs and the capture of stormwater. A comprehensive analysis will be undertaken for the DA submission in order to meet BASIX requirements regarding energy and water.

Particular attention will be given to the facade design which consists of well positioned wintergardens to mitigate the effects of high winds, but also allow solar access and ventilation to apartments.

Non-potable (recycled) water reticulation to all apartment WC's and laundries (washing machine supply), the irrigation of gardens and the supply of carwash bays.

Further ESD initiatives include, water efficient taps, low e glazing, energy efficient light fittings, and drip-irrigation systems



01 Facade Detail

Wintergarden
Cross Flow Ventilation
Solar Access - June 22nd

ESD Initiatives

Waste Collection & Recycling

Water Efficient Taps & Non-potable Water Recycling

Energy Efficient Light Fittings

Transport Orientated Developments reduce car usage

Drip Irrigation Landscaping

Building Management Tools to minimise waste, energy and water usage

3.6 Principle 06 : Landscape

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

The proposed design of 6 & 34 Walker St will depend heavily on the large number of high quality parklands throughout the peninsula.

Opportunity for common outdoor landscaped spaces at the top of each tower will be explored during the development of the design

01 Town Centre Park

02 Town Centre Park

03 Rhodes Foreshore

04 Rhodes Foreshore

3.7 Principle 07 : Amenity

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

In conceiving the design the following issues were considered:

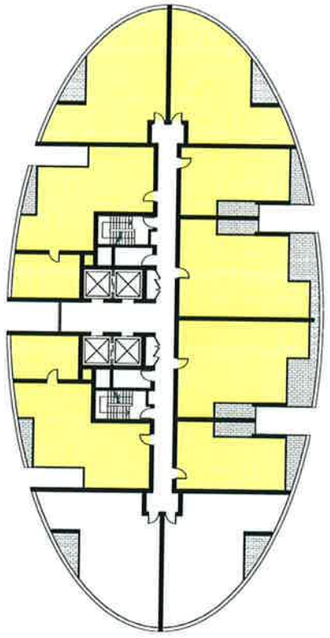
- Each unit has been provided with a private recreation area (or balcony) that has a functional area and configuration conducive to recreational use. The private recreation areas are directly accessible from the internal living areas and most benefit from good solar access;

6 Walker St

- Approx. 80% of units can achieve cross ventilation;
- Approx. 80% of units can achieve a minimum of 2 hours of solar access on June 21 between 9am and 3pm;
- Privacy between balconies and to adjoining properties have been carefully considered;
- Effort has been made to avoid balconies or living room windows of dwellings within the development from directly overlooking the windows or balconies of other units; and
- Day lighting has been considered for the general amenity of all units. The depth of the dwellings is a result of existing built form conditions and has been restricted to maintain reasonable access to natural daylight to all rooms therein.

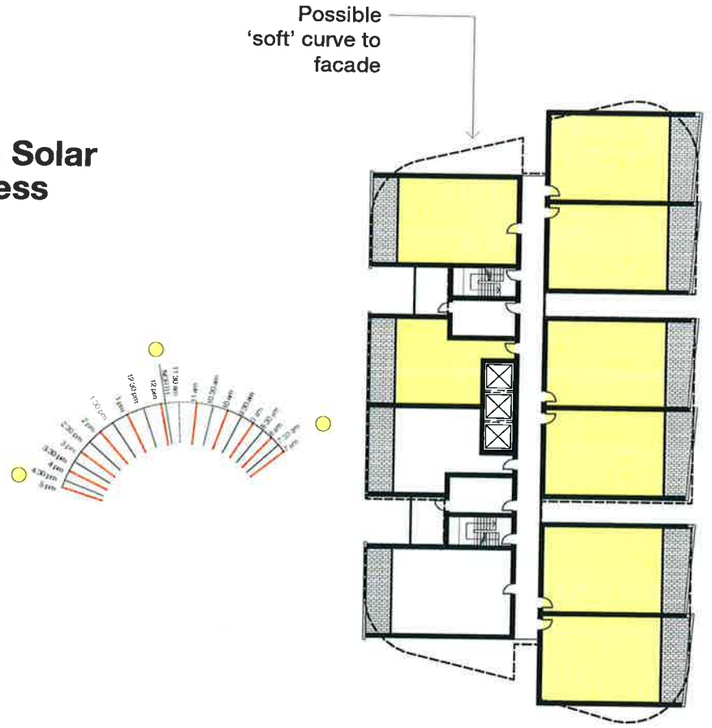
34 Walker St

- Approx. 80% of units can achieve cross ventilation;
- Approx. 80% of units can achieve a minimum of 2 hours of solar access on June 21 between 9am and 3pm;
- Privacy between balconies and to adjoining properties have been carefully considered;
- Effort has been made to avoid balconies or living room windows of dwellings within the development from directly overlooking the windows or balconies of other units; and
- Day lighting has been considered for the general amenity of all units. The depth of the dwellings have been restricted to maintain reasonable access to natural daylight to all rooms therein.



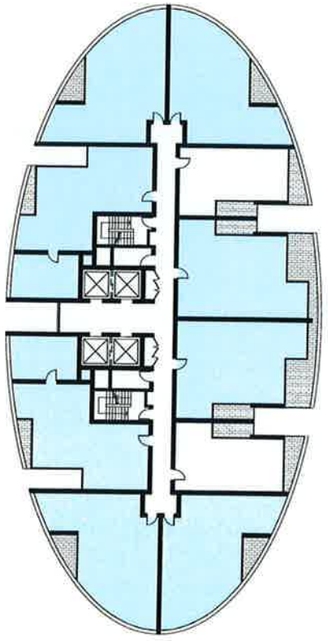
80% Solar Access

01 - 6 Walker St Solar Access Diagram



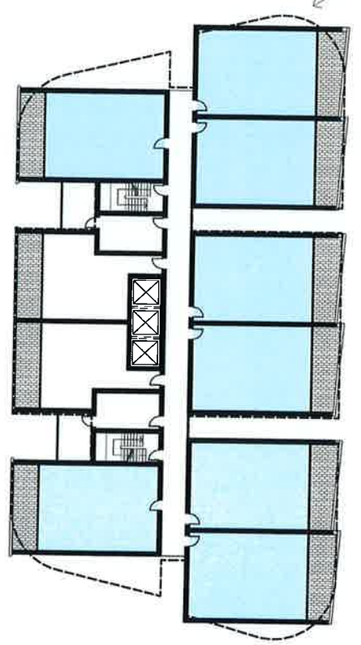
80% Solar Access

02 - 34 Walker St Solar Access Diagram



80% Cross Flow

03 - 6 Walker St Cross Flow Diagram



80% Cross Flow

04 - 34 Walker St Cross Flow Diagram

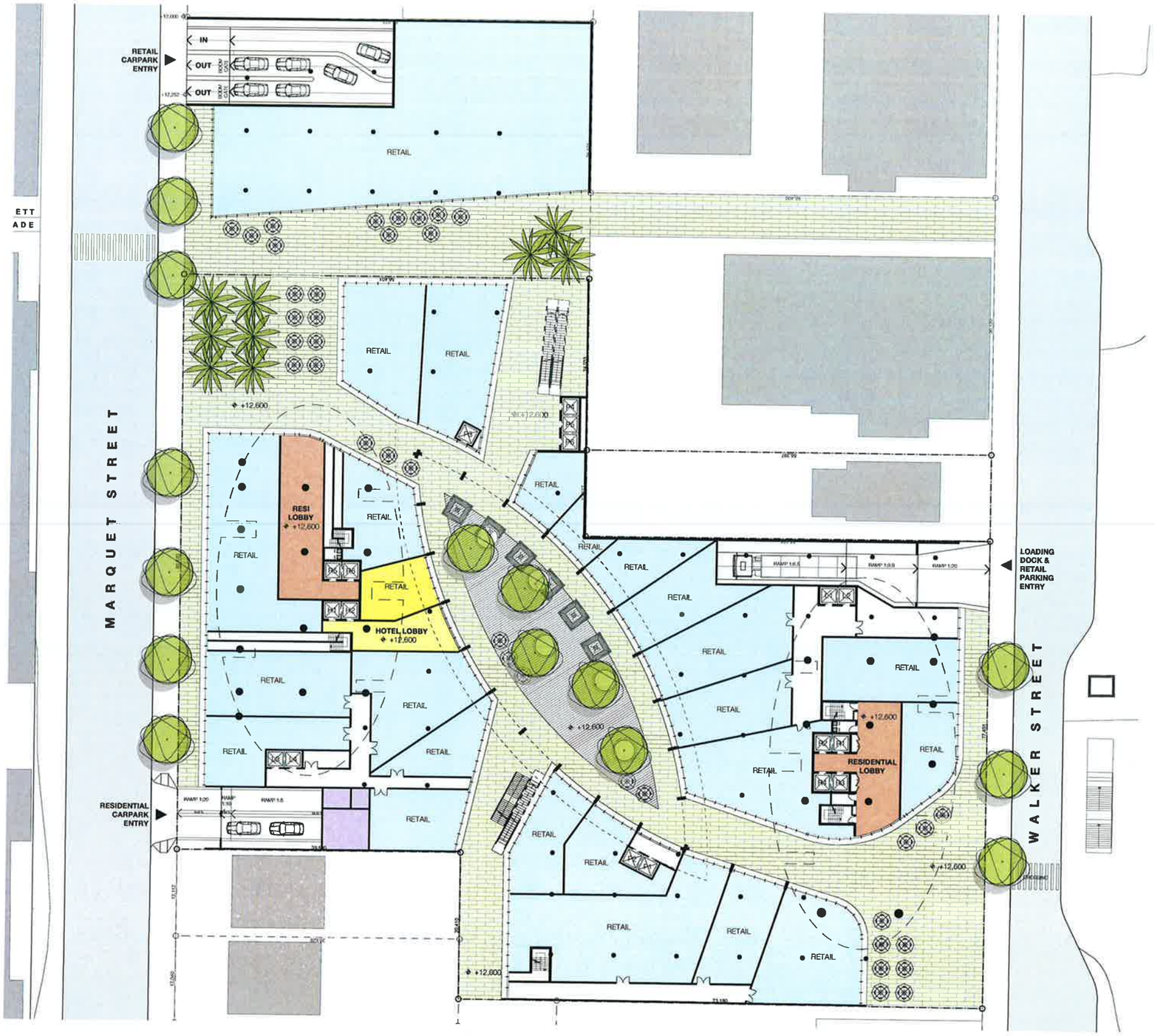
3.8 Principle 08 : Safety and Security

Good design ensures that residential flat buildings are safe for residents, secure for visitors and they contribute to the safety of the public domain.

The design proposes the following security measures to restrict and control communal access around the proposal:

- The principle building entrance is significantly marked, will have suitable lighting,is clearly identifiable from public zones, and allows for passive surveillance;
- Residential and commercial uses will contribute to passive surveillance of the public domain.
- The apartment building will be security controlled at point of entry and between the commercial and residential entry lobbies;
- Building entrance is orientated towards the public street;
- The car park layouts will be designed to minimise opportunities for alcoves. Columns or walls will not obstruct sight lines and the car parks are generally open and security access will be provided;
- Lighting details will be furnished in accordance with Australian Standards
- Direct access is available from the basements to the towers apartment level, including for disabled access;
- Equitable access will be provided throughout

A CPTED assessment will be prepared to accompany the submission.



3.9 Principle 09 : Social Dimensions

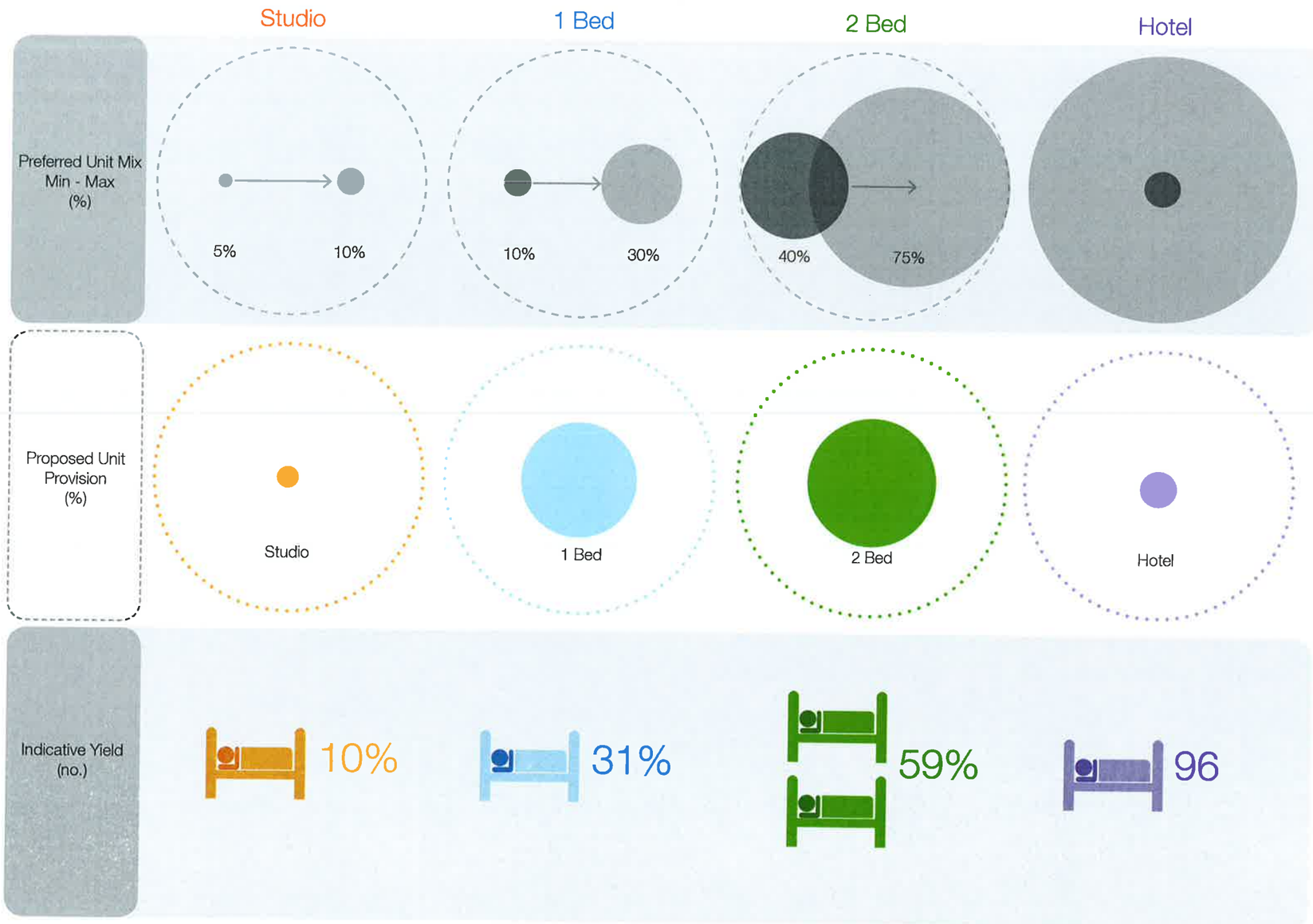
Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

The future desired character acknowledges the need for multi-residential uses in close proximity to public transport.

Infrastructure networks exist in the near vicinity to allow for development of this scale including, excellent transport networks, excellent outdoor spaces, local employment opportunities within walking distance and significant commercial and retail precincts.

This proposal also provides for a mix of studio, 1, 2 responsive to Transport Orientated Developments and housing affordability. It incorporates a broad range of units with different characteristics and each offers a high level of amenity.

The final design will provide for 10-15% adaptable apartments and caters for equitable access throughout public and common areas.



3.10 Principle 10 : Aesthetics

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

The proposed building has been designed having regard to the existing surrounds and the opportunity afforded by this significant location.

Particular effort has been made to enrich the podium level through a use of high quality materials. Clever use of lighting will enhance the overall effect.

The upper levels of buildings are more restrained in the use of material and rely on a high quality facade skin which includes double glazing.

The design aims to be reflective of a contemporary design which achieves a distinctive presence through a variation in the use of materials and shape. It will make a significant contribution to the broader Rhodes peninsula and will be appreciated from distant and close proximity to public domains.

01 Perspective of the Proposed 'Retail Heart'

02 Perspective of the Proposed Leisure Centre

03 Perspective of the 6 Walker St Entry

4

SEPP 65 Compliance Table

4.1 SEPP 65 Compliance

Outlined below is the summary of the proposal's compliance with SEPP 65 Guidelines.

Attribute	SEPP 65 Guidelines	Compliance with Guidelines
Apartment Layout	• *Single aspect apartments limited in depth to 8m from a window*	• Will Comply
	• *Back of a kitchen no more than 8m from a window*	• Will Comply
	• *The width of cross-over/cross through apartments over 15m should be 4m to avoid deep narrow apartment layouts*	• No deep narrow cross over / cross through apartments created
	• *Buildings not meeting min. standards to demonstrate how natural ventilation and daylight access can be achieved*	• Not applicable
	• *Housing Affordability (3% overall) suggests the following minimum sizes:* *o 1 B/R apt 50 sqm* *o 2 B/R apt 70 sqm* *o 3 B/R apt 95 sqm*	• Apartment sizes will be generally consistent with minimum requirements.
Apartment Mix	• *Provide a variety in housing types – studio, one, two, three bedroom plus, particularly in large apartment buildings*	• A variety of housing types will be provided – studio, 1 bed, 2 bed • 3 bedroom units are not being proposed as a response to housing affordability and Transport Orientated Development criteria • The mix is well suited to the local area demographic.
Balconies	• *Where other private open space is not provided, provide at least one private balcony – Provide balconies for all apartments with a minimum depth of 2m* • *Developments which seek to vary from the min. standards must demonstrate that negative impacts from the context-noise, wind – can not be satisfactorily mitigated with design solutions* • *Require scale plans of balcony with furniture layout to confirm adequate usable space, when an alternative balcony space is proposed*	• Apartments will have balconies / terraces suited to the scale of apartments, the building location and the tower form. • Not all apartments will have balconies which are a minimum of 2m wide. • Balcony spaces will be adequate and usable
Ceiling Heights	*Residential flat buildings or other residential floors:* • *In general 2.7m minimum all habitable rooms on all floors* • *2.4m preferred minimum for all non-habitable rooms*	• Living spaces and bedrooms will attempt to achieve 2.7m height where possible. • Kitchens will achieve 2.4m in height • Non habitable rooms will attempt to achieve 2.4m height but may only achieve 2.2m in some locations due to services constraints • It is anticipated 2.7m will be generally achievable throughout.
Flexibility	*To provide robust building configurations, which utilise multiple entries and circulation cores especially in buildings over 15m long* • *Provide apartment layouts which accommodate the changing use of rooms* • *Utilise structural systems which support a future change in building use or configuration*	• Apartment layouts can change to reverse dining and living areas and have bedrooms which can be used as studies • Structural grid and apartment layout provides for an open plate structure, which will allow for future flexibility. • Accessible ground level entry, and carpark entry, allows for accessible and visitable units.

4.1 SEPP 65 Compliance

Attribute	SEPP 65 Guidelines	Compliance with Guidelines
Ground Floor Apartments	• *Design front gardens which contribute to spatial and visual structure of the street by promoting ground floor entry to apartments* *Ensure adequacy and privacy of ground floor apartments located in urban areas with no street setbacks by:* • *Stepping up the ground floor to the level of the footpath a maximum 1.2m* • *optimising the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and the topography of the site* • *Providing ground floor apartments with access to private open space, preferably as a terrace or garden*	• Not applicable • Not applicable
Mixed Use	*Consider building depth and form in relation to each use's requirements for servicing and amenity. The compatibility of various uses can be addressed by utilising:* • *Building layout which promotes variable uses or tenancies* • *Optimal floor to ceiling heights, e.g... 3.3m – 4m for active public uses such as retail, restaurants* • *Optimal building depths such as 10 – 18m for residential or other smaller commercial uses* • *Extra care when larger uses of commercial spaces – cinemas, supermarkets, department stores are integrated with residential uses*	• The design proposal allows for commercial and retail space to be provided at four different levels with adequate clear height • Retail/Commercial ceiling heights of 4.2m to cater for a range of uses

Attribute	SEPP 65 Guidelines	Compliance with Guidelines
Storage	*In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:* • *Studio apartments: 6 cubic metres* • *One bedroom apartments: 6 cubic metres* • *Two bedroom apartments: 8 cubic metres* • *Three plus bedroom apartments: 10 cubic metres* • *Locate storage conveniently for apartments where at least 50% of the required storage in an apartment accessible from either the hall or the living area* • *Where basement storage is required exclude it from FSR calculations*	• The required storage spaces for studio, 1, 2 bedroom units will be provided throughout in general accordance with requirements • Supplementary storage areas will be allowed for in the basement or common areas for each of the units.
Acoustic Privacy	• *Ensure a high level of amenity by protecting privacy of residents*	• Apartments will be arranged to control noise and circulation zones have been used as a buffer. Sliding screens have been designed on sensitive balcony areas to provide visual and acoustic privacy as well as thermal comfort. • Wintergardens will provide additional acoustic buffering to apartments

4.1 SEPP 65 Compliance

Attribute	SEPP 65 Guidelines	Compliance with Guidelines
Daylight Access	• *Living rooms and private open spaces for at least 70% of the apartments in a development should receive a minimum of two hours direct sunlight between 9am and 3pm in mid winter* • *Limit number of single aspect apartments with a southerly aspect (SW - SE) to a maximum of 10% of units proposed.* • *Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed*	• A minimum of 70% of apartments will achieve a minimum of two hours of sunlight at the required times. • There will be no apartments facing directly South.
Natural Ventilation	• *Building depths which support natural ventilation typically range from 10 – 18 metres* • *60% of residential units should be naturally cross-ventilated* • *25% of kitchens within a development should have access to natural ventilation* • *Developments which seek to vary from the min. standards must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms*	• Building articulation and cutouts will allow for a minimum of 60% of apartments on typical floors to receive cross flow ventilation. • The majority of kitchens are located towards the rear of the apartment within reasonable proximity of large operable glazed areas.
Facades	• *Compose facades with an appropriate scale, rhythm and proportion which respond to the buildings use and the desired contextual character*	• The facades will be of an appropriate scale which respond to the buildings use and context. The facades use a variety of wall and balcony configurations and various materials to create a rhythm in a coherent architectural language.

Attribute	SEPP 65 Guidelines	Compliance with Guidelines
Roof Design	• *Provide quality roof designs which contribute to the overall design and performance* • *Integrate the design of the roof into the overall façade*	• The roof will be integrated into the façade composition and articulated so as to achieve good amenity to and from distant district viewing points.
Energy Efficiency	• *Limiting the number of single aspect apartments with a southerly (SW – SE) to a maximum of 10% of total units proposed* • *Maximise thermal mass. Insulate roof/ ceiling to R2.0, external walls to R1.0, and floor, including separation from basement car parking to R1.0*	• There will be no single aspect units with a southerly orientation. • Thermal mass will be maximised as the roof and walls between units will be adequately insulated to the minimum level as indicated in the BASIX report
Maintenance	• *For developments with communal open space, provide garden maintenance and storage area which is efficient and convenient to use and is connected to water and drainage*	• A storage space and amenity facility will be provided to cater for landscaping requirements
Water Conservation	• *Use AAA rated appliances to minimise water use* • *Encourage the use of rainwater tanks*	• 3-4 star fixtures will be used as highlighted in the BASIX commitments • Non-potable (recycled) water reticulation will be provided to all apartment WC's and laundries (washing machine supply), the irrigation of gardens and the supply of carwash bays.

4.1 SEPP 65 Compliance

Attribute	SEPP 65 Guidelines	Compliance with Guidelines
Safety	• *Reinforce the street boundary to differentiate between the public and private space* • *Optimise visibility, functionality and safety of building entrances* • *Improve opportunities for casual surveillance* • *Minimise opportunities for concealment*	The building complies with the safety and security principles through: • Provision will be made for a full time manager on-site • Clear definition of Apartment entry point • Substantial artificial lighting will illuminate pathway to security entrance which provides for secure private spaces • Configuration of basement storage spaces ensure there is good visual surveillance • Apartments will be configured so that good passive surveillance towards public open spaces is achieved

Building Separation	*Building separation and scale to provide visual and acoustic privacy and daylight access to indoor and outdoor spaces*
	• *Up to 4 storeys the suggested dimensions are:*
	  • *12 metres between habitable rooms/balconies*
	  • *9 metres between habitable room/ balconies and non-habitable rooms*
	  • *6 metres between non-habitable rooms*
		• Complies

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