

KOICHI TAKADA ARCHITECTS

LETTER

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30th September 2020

The General Manager
North Sydney Council
200 Miller Street
North Sydney, NSW 2000

RE: Design Verification Statement – 52 Alfred Street, Milsons Point

To whom it may concern,

Pursuant to Clause 50(1A) and 50(1AB) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified architect and registered as an architect in accordance with The Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the mixed use development at **52 Alfred Street, Milsons Point**. I confirm that the design achieves the quality principles set out in the State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development and Schedule 1 Design Quality Principles.

Yours sincerely,



Koichi Takada
Nominated Architect
NSW Architects No. 690

Principle 1: Context & 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.

The site, located at 52 Alfred St, is located centrally in the Milsons Point town centre. The site sits within the B4 mixed use zone and within close proximity of the green open spaces of Bradfield Park. This locale is characterised as an established mixed use precinct of commercial and residential towers typically 15-20 storeys in height. The site is positioned approximately 80m to the south west of Milsons Point Railway Station as well as Milsons Point ferry terminal and is within close proximity to both public infrastructure and a network of public open spaces.

To the south-east of the site, 48-50 Alfred St is occupied by a 2-storey commercial building and 'Camden House', a sandstone local heritage-listed building. The public domain streetscape along Alfred Street is generally defined by a 2 storey solid podium. The proposal responds to this by proposing a two storey sandstone podium and incorporating sandstone blades throughout the character of the tower.

The site falls gently from north to south along Alfred St, and sits in a shallow depression along the Glen St frontage on its western boundary. There is a significant difference in level between Alfred St and Glen St, currently serviced by way of a publicly accessible stair on Glen St that connects to the through-site linkage along the southern boundary of the site. Utilising the sloping topography of the site. The proposal sleeves car parking with a commercial frontage to Glen Street. To Alfred Street, the existing vehicle entry to the building is removed, creating a pedestrian priority zone for a retail activated through site link.



Looking north west towards the site over the Sydney Harbour Bridge

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.

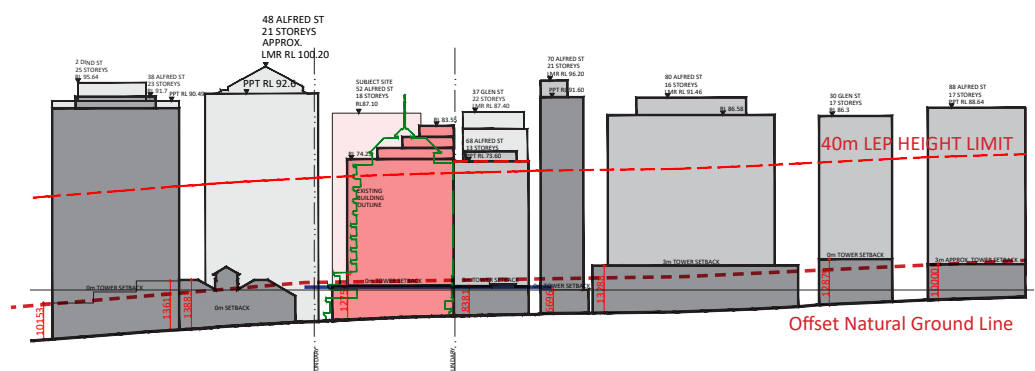
The proposal develops an envelope that considers the streetscape and it's wider context. It is developed generally in compliance with Council's DCP controls as well as the Lavender Bay Character Statement. In addition to responding to

The development comprises 2 tower components at differing heights on a 2 storey high podium. The proposed height of the podium on the Alfred St frontage adheres to the typical 3 storey podium heights of the surrounding developments in order to preserve a visually unified street frontage. Each proposed tower component built forms relate to the two differing scales of the existing Glen and Alfred Street frontages.

Podium heights along Alfred St vary slightly but typically sit approximately 10m above the natural ground line. The proposed height of the podium on the Alfred St frontage of the development adheres to this principle and is consistent with that of the surrounding developments in order to preserve a visually unified street frontage. Neighboring developments currently present tower setbacks of 0-3m from Alfred St. The proposed development sits comfortably within this range with a setback of 2m.

To Alfred Street, the building form is 17 storeys (including 2 storey podium). Due to the terraced form which continually steps away from Alfred Street, there is a streetscape perception of 14 storeys and alignment to 68 Alfred Street in maintaining a continuous street wall. The built form to Glen Street reaches a maximum height of RL87.10 at 18 storeys (22 including the 4 basement storeys). This height is generally in keeping with that of the residential development to the immediate north (37 Glen Street - RL87.40) and is significantly lower than 48 Alfred Street.

The built form is manipulated in order to align to the Alfred Street neighboring site. The stepping in the built form not only creates a transition in the streetscape but also is designed to remove any additional overshadowing impact on Bradfield Park as well minimising any adverse impacts on the amenity of the neighboring buildings.



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 site is located in a B4 mixed use zone, and is aligned to both the desired future character of the area as well as the Residential Development Strategy 2009 where an increasing demand for urban village living is characterised by smaller dwellings, concentrated around centres in close proximity to retail, office, transport, leisure facilities and services.

The site's location is well served by public transport, work, lifestyle and community facilities including Milsons Point train station, Ferry terminal and bus services all within approximately 400m of the subject site. As such, the proposed development plays an integral role as part of the precinct and responds accordingly to the availability of infrastructure, transport, demand and environmental quality.

Apartment size and layout has been considered to offer a desirable option for both renters and purchasers. The unit envelopes have been generously assigned in order to provide the flexibility during DA for a designed high standard of living.

The increase in the ground floor retail space will respond to a desire for a variety of different sized non-residential spaces and land uses which serve the local needs of the residents. The development injects new activity via a through site link and a permeable ground floor plane.

Apartments vary in size and type, from Studios to 3-Bed apartments, offering a mix of accommodation types and sizes appropriate to the location and which support a variety of price points accessible to a range of socio-economic group. See unit mix below:

	LEVEL	UNIT MIX				TOTAL APT.
		Studio	1B	2B	3B	
BASEMENT	BASEMENT 4					
	BASEMENT 3					
	BASEMENT 3 Upper					
	BASEMENT 2					
	BASEMENT 1	0	0	0	0	0
PODIUM	GROUND	0	0	0	0	0
	LEVEL 1	0	1	7	4	12
TOWER	LEVEL 2	0	1	7	4	12
	LEVEL 3	0	1	7	4	12
	LEVEL 4	0	1	7	4	12
	LEVEL 5	0	1	7	4	12
	LEVEL 6	0	1	7	4	12
	LEVEL 7	0	1	7	4	12
	LEVEL 8	0	1	7	4	12
	LEVEL 9	0	1	7	4	12
	LEVEL 10	0	1	5	5	11
	LEVEL 11	0	1	5	5	11
	LEVEL 12	0	0	3	6	9
	LEVEL 13	0	1	3	4	8
	LEVEL 14	0	0	1	5	6
	LEVEL 15	0	0	0	4	4
	LEVEL 16	0	0	0	2	2
	LEVEL 17	0	0	0	0	0
	TOTALS	0	12	80	67	159
		0%	8%	50%	42%	100%

Apartment mix proposed

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes.

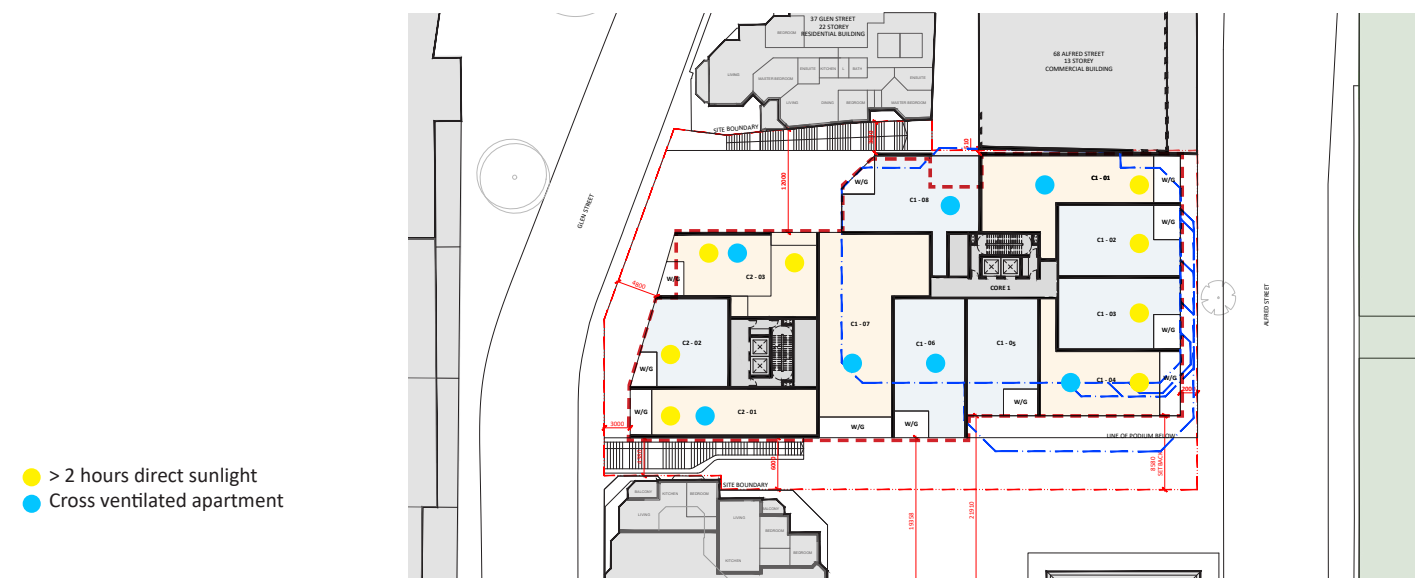
Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.'

The proposed building is designed to satisfy energy and efficiency performance standards. A BASIX assessment will be prepared as part of a Development Application and further development will occur to achieve verification for water conservation, thermal comfort and energy efficiency.

The layout of the residential levels has attempted to maximise the available solar access by optimising both the east and west facades and pushing the living room glazing to the building line. Due to the existing nature of the site with a large infill building to the north (37 Alfred Street) the proposal achieves a remarkably good outcome for solar access with 70% (111/159) of the apartments achieving 2 hours direct solar access.

Natural cross ventilation has been maximised across the development by including "through units" where possible. The proposal achieves 65.6% (63/96) cross ventilation up to the first 9 stories. Dual aspect units have been maximised to allow multiple access points for natural light and ventilation to occur. See SEPP65 Amenity, Solar Access, Natural Ventilation Study as an appendix to the Architectural Report.

Design and materiality has been carefully considered to reduce excessive solar gain by means of reducing the extent of glazing and shading devices. The proposal introduces sandstone blades and solid upstands to the facade to address these design principles.



Typical Floor Plan

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, microclimate, 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 opportunities of planting and landscaping have been optimised through the provision of the through site links, rear and rooftop communal open spaces. Local reserves, parklands and foreshore areas are all located within close proximity to the site providing an abundance of options catering to a variety of uses. The individual apartments all have oversized balconies in order to provide further options for residents.

The landscape design proposes linear landscaping with integrated seating in order to connect Alfred and Glen Streets. The landscaping and the permeability of the retail spaces aim to create a dynamic activation of the ground floor plane. An additional proposed ground floor through site link for a future vision connecting the north to south side of the site also promotes high level of permeability to the ground floor, and integrating indoor planting. In positioning the north south connection along the axis of Camden House with a feature tree, a strong focal point and visual connection to the heritage item enhances it's significance.

Residential common open space is located adjacent to the residential lounge, gym and common room. The variety of landscaped spaces of turfed areas, hardscape and soft landscaping will provide the ability for further utilisation and opportunities for social interaction of the residents. All areas are bounded by a landscape buffer zone to minimise any overlooking and mitigate any privacy concerns to the neighboring properties.



Ground floor landscape plan
including proposed through site link.

Principle 6: Amenities

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 development optimises residential amenity and incorporates one-bedroom to three-bedroom apartments providing a varied residential mix. Adaptable units will be provided in accordance with the applicable standards (15% as per North Sydney DCP) as well as the 20% benchmark incorporating the Liveable Housing Guideline's silver level universal design features.

The majority of the units have a wintergarden arrangement for the private open space, these hybrid spaces are favorable as they both provide weather protection and the adaptability to be open. Due to the high wind velocities of the locale and other prevailing conditions, winter gardens create a more useable private open space. Landscape buffer zones / perimeter planting are proposed on the podium and rooftop terraces to address any overlooking, while screening and landscaping are used to address visual privacy between the units and the communal open spaces.

Many of the units cater for a generous size, and far exceeds ADG minimum unit sizes. The larger unit types can cater for additional storage above the minimum requirement as well as more generous living and bedrooms. Dual aspect units are maximised in order to provide the opportunity for cross ventilation. The east and west facing apartments are also maximised in order to achieve greater solar access and outlook.

Access to ground floor entry has been designed to ensure that all people, regardless of physical ability, are able to access the site. All levels are serviced by a lift with direct access from the basement floor carpark levels. A garbage chute and recycling bin are included in each level for the residential garbage collection. Bicycle storage lockers are included in the basement for the use by the residents.

All balconies, terraces and winter gardens exceed the ADG minimum area requirements. All apartments have been designed with generosity of areas and room dimensions, most of which accommodate for a study or media nook catering to a changing and interrelated work/home behavior.



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.

The main pedestrian entry to the development is situated on Alfred Street towards the northern part of the site. This provides an uninterrupted active frontage to the remainder of Alfred Street and continues through to the through site link, while still providing passive surveillance of the residential entries from the return of the retail spaces.

The ground level has been designed to make a visible and attractive entry to the building. The entries are well lit and will have security surveillance and intercoms to identify visitors to the building complex. Access to the basement car parking along Glen Street is secured by means of roller shutters.

The typical apartments above have windows and balconies and allow a level of casual surveillance of the surrounding public walkways. Direct access to the lift and stair from the carpark allows residents to drive and enter through a completely secured means.

The ground floor expression, lighting and facade acts to invigorate the pedestrian plane while maintaining a level of privacy to the residential lobby spaces. The return of the retail tenancies along the through site link discourages crime by means of passive surveillance throughout the retail operational hours. The design aims to promote a safe and aesthetic pedestrian connection along all street frontages.



Ground floor landscape plan including proposed through site link.

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 proposed building is designed to achieve a high standard of residential amenity. The proposal consists of studio, one, two and three bed apartment types. They will support a range of socioeconomic groups whilst retaining amenity for all residents. The typical apartments aim to attract a variety of owner/occupier and tenants. In addition 52 Alfred Street as a high quality residential development, seeks to provide a home to a mix of people, different in age, profession, and family type to create a stronger community feel. It is expected that the apartments will accommodate single professionals, couples, young families and mature couples.

The new residential proposals contribute socially to the surrounding area. The increase in residential amenity allows an injection of new life into this urban area especially through the active through site link and the permeable retail spaces.

The increased proportion of residential development in this location will help meet the current housing demands near public transport links and proximity to the Commercial Business Districts of Sydney. Being within proximity of both train, bus and ferry networks, the site can enjoy easy access to the major amenities located in the area and further abroad.

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 aesthetics of the proposed development are the result of close consideration of its local context and the desired future character of the area. These elements were the foundation of the design which informed the articulation of the built form of its bulk, scale and materiality.

The architectural character of the surrounding context is recognised with its more solid mixed use buildings and elements of sandstone. The proposal's robust materiality reflects the same sandstone character, combining a natural material palette to sit comfortably within the urban landscape.

A balanced and proportionate vertical expression of sandstone and glazing create a refined outcome. Purposely fragmenting the facade with vertical blades creating articulation along the building length. Stepping and terracing of the built form reduces the perceived bulk and scale within the streetscape.

The use of terraced landscaping along with the natural tones of the material palette create a strong relationship to the surrounding nature. The design brings a high quality and architecturally responsive aesthetic along the entire streetscape and provides positive addition to the Milsons Point Town Centre.



3D visualisation of the Alfred Street facade