

21 February 2022

Attn: Sophie Thomson
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**RE: DESIGN VERIFICATION STATEMENT
29-33 MARKET STREET, MERIMBULA**

Dear Sophie,

This is a design verification that the design and plans for the aforementioned property have been undertaken by the undersigned, a registered Architect, in accordance with the design quality principles set out in Part 2 of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development.

SUMMARY OF DESIGN PRINCIPLES

1	Context	<p>The site is located in the local government area of Bega Valley Shire Council and is formally known as Lot 11, DP838058 and Lot 12, DP1227927. The site is approximately 4,014 sqm in area, is an irregular rectangular in shape and bordered by roads on three sides (Market St to the east and Palmer Lane to the south).</p> <p>The subject land is contained within the main commercial area of the major centre of Merimbula, which is located approximately 30 kilometres south of the Regional Centre of Bega. Existing development on the site includes a 1-2 storey retail and commercial buildings.</p> <p>The neighbouring properties to the north along Market Street comprise of both single storey and two storey commercial developments, which extend upwards towards the intersection of Main Street.</p> <p>Market Street forms the eastern boundary of the site. Land located on the opposite side of this roadway has been developed for both single storey and two storey development including Twyford Hall which has recently been approved to be developed into a 2 storey theatre building. Further east beyond these commercial businesses is the Merimbula Lake, which is located only approximately 50 metres from the subject land.</p>
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2	Built Form & Scale	<p>The Planning Proposal and accompanying DA establish that the proposed built form, setbacks and height and are generally consistent with Council's vision for the future character of the area as expressed in the recent submission to the Commercial Land Strategy.</p> <p>The façade and articulation of the building has been carefully considered to reflect the future intent of Market St as a commercial hub which enlivens the town centre and enriches pedestrian connections</p> <p>We have sought to design a nuanced and articulated building spanning up to 5 storeys with a substantial setback to the top storey. Through considered distribution of massing we feel that the built form presents as lesser in scale with a fine grain of modulation that responds to the human scale and resides comfortably adjacent to its neighbouring 2 storey development.</p> <p>The 5 storey expression acts as an urban marker / gateway building for the Merimbula CBD when approaching from the south and is only visible at long distance. The fifth storey is generally not visible to pedestrians along Market St looking west. The proposed design does not break the ridge line when viewed from its surrounds, including Fishpen and the top of Market St - please refer to view impact studies.</p> <p>A 2 storey street wall is proposed along Market St and wrapping round the corner to Palmer Lane to maintain the existing streetscape character and bulk. Recessed upper storeys are proposed to the front boundary with a deep recess (10m) proposed to the 5th storey generally along Market St to significantly minimise the visual impact of the upper storey</p> <p>The proposal reflects a similar amount of GFA as a 3 storey compliant envelope, relocated across 5 storeys to provide better articulation and a statement corner at the Market St/ Palmer lane/Monaro St intersection.</p>

3	Density	<p>There is no numerical FSR requirement for the site.</p> <p>Careful attention has been paid to design a development that is sympathetic to its context whilst responding to the need for greater permanent residential offerings within the LGA.</p> <p>52 apartments are proposed, and the mix consists of 1, 2, 3 & 4 bedroom apartments.</p>
4	Resource, Energy & Water Efficiency	<p>The design proposal is structured around the concepts of sustainability and building longevity. It incorporates a number of strategies to achieve a positive environmental outcome.</p> <p>The quantity of northern facing units have been maximized.</p> <p>The majority of apartments will receive at least 2 hours of sunlight in midwinter.</p> <p>All apartments will be naturally ventilated with the majority of apartments cross ventilated.</p> <p>Where possible the communal corridor spaces will be both naturally ventilated & lit.</p> <p>Appropriate waste sorting facilities is be located at the ground floor and waste chutes have been provided adjacent to the central lift core/stairs.</p> <p>Water conservation strategies will include water efficient fittings and appliances.</p> <p>Climate and location suitable plant selection landscaping & Level 1 & 2 open space landscaping.</p> <p>Proximity to public transport & bicycle parking</p> <p>Low-maintenance, long life-cycle, recyclable materials</p>
5	Landscape	<p>The development includes an integrated landscape design featuring level 1 & 2 internal courtyards which provides a generous and verdant communal open space along with planters to balconies facing the street. The landscape design enhances amenity for residents and improves the building's appearance from the street.</p> <p>The built form has been driven by the provision of a site through link which continues the existing pattern and network of alleyways and pedestrian shortcuts through the street block from east to west, maintaining pedestrian connection back to the eastern foreshore. The provision of this through link also provides an opportunity for activation via retail tenancies and the potential for night-time uses.</p> <p>The design of the landscaping and public domain has been undertaken with an eye to the SPIIRE Landscape Masterplan and Council's vision for the future of Market St. Street trees have been provided along Market St to tie in with the LMP and provide amenity for the building and pedestrians alike. The building has purposefully setback from the boundary along Market St to extend and augment the public domain in this area, giving precedence to pedestrian activities.</p>

6	Amenity	<p>The development has been designed to comply with the key design criteria in the ADG, including natural cross ventilation, solar access, and room layout and sizes.</p> <p>The majority of proposed apartments possess a northern aspect as well as cross ventilation.</p> <p>In addition to the large communal open space at level 1 & 2, all apartments will have significantly oversized balconies with planters accessed off living areas, approximately 1200sq.m in excess of the ADG requirements.</p> <p>Communal corridor spaces will be naturally ventilated & lit.</p> <p>The apartments are in close proximity to the foreshore and Lake Merimbula to the east of the site, providing further access to green space and recreational facilities.</p> <p>Bus stops to the east and west are located nearby along Market St and Park St respectively and provide access to the Sapphire Coast on demand bus routes and good access and proximity to public transport.</p>
7	Safety and Security	<p>The development optimises safety and security by providing a separate and easily identifiable entries at Market Street and Palmer Lane, with dedicated lobbies and lifts for the upper residential levels of the building.</p> <p>Apartments address both street frontages and the rear car park to the west allowing passive surveillance of the building surrounds.</p> <p>Spaces are open, well-lit both with natural daylight and artificial lighting during the night.</p> <p>Secure gates are provided to the activated alley which can be closed after hours when night-time activity has ceased.</p>
8	Social Dimensions	<p>The development provides for a mix of apartment sizes, providing choice for different demographics, living needs and household budgets.</p> <p>The proposal incorporates a mix of apartment types & sizes, with 1, 2, 3 & 4 bedrooms.</p> <p>The exterior of the building has been carefully designed to provide a verdant façade through extensive balcony planting which provides a green interface to Market St and increased amenity to the building's inhabitants.</p> <p>The landscaping will consist of a mix of vegetated balconies and 2 communal open spaces at level 1 & 2 to service both portions of the building (split by the activated alleyway) to ensure access for all residents of the apartments. Access between the communal open spaces is provided by an elevated access way.</p> <p>The communal spaces will provide the potential for passive recreation along with creating opportunities for social events amongst the residents through a series of varied spaces.</p>

9	Aesthetics	<p>The development has been designed to achieve good proportions and a balanced composition of elements. It includes a variety of high-quality materials and finishes selected for longevity and will make a markedly positive contribution to the Market Street streetscape.</p> <p>The design draws inspiration from desired future character of Merimbula as a tree lined street that promotes pedestrian activity, with bustling boutique retail at the ground plane along with permanent residential apartments above.</p> <p>The proposed bulk and scale of the development is sensitive to the surrounding context and looks to minimise the appearance of bulk through articulation and good design. The proposed built form is split north-south to maintain pedestrian access and express the built form as two separate volumes, not a monolithic mass and allow for a site through link.</p> <p>The building has been set back from the by 3m boundary along Market St to augment the public domain and provide a more generous urban response at the nexus of several key streets (Market, Park, Monaro St & Beach Streets).</p> <p>A 2 storey street wall has been designed to tie into the existing street character and neighbouring sites with upper levels set back to reduce their visual impact. The proposal introduces a rhythm of verticality through the street wall which softens to a fine grain articulation of staggered balconies above, creating visual interest and movement.</p> <p>Recessed upper storeys are proposed to the front boundary with a deep recess (10m) proposed to the 5th storey generally along Market St to significantly minimise the visual impact of the upper storey</p> <p>Modulated balconies allow for planting on the eastern, southern and western facades and aid the articulation of the façade.</p>
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Yours sincerely,



Vince Squillace

Director / B Arch (Hons) AIA, AAA, ACA
Architect (NSW Reg. 6468)