

SEPP 65 DESIGN VERIFICATION STATEMENT
171-189 Parramatta Road, Granville
Issue A – Dec 2009

SEPP 65 Urban Design Principles

SEPP 65 includes 10 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under SEPP 65. The SEPP requires that before determining a development application for residential flat development, the consent authority must consider the design quality principles.

The following statement of consistency with the SEPP 65 Design Principles has been prepared and signed by the nominated architect as required under the policy.

Design Principle	Consistent	Comment
1. Context	Yes	<p>The building design responds to the site analysis undertaken and to extensive consultation with Council's Town Planning and Urban Design Staff.</p> <p>Unique aspects of the site include the zoning interface, high visual exposure, its proximity to transport nodes, Y-link railway, M4 motorway and its location at the beginning/end of Parramatta Road. It is surrounded by a mixture of small and large industrial buildings, retail and commercial uses, and is situated at the edge of the low-rise residential Victoria Street district.</p> <p>The proposal reflects the complexity of the surroundings in its massing composition; the Parramatta Road elevation maintains a 4-5 storey street frontage in keeping with the projected future character of the area, and the recessed 8-storey high tower element provides an easily identifiable urban vista. The proposed dual-occupancy dwellings complement the adjoining Victoria Street precinct.</p> <p>The development activates the Parramatta Road street frontage, provides a new pedestrian link through a re-vitalised Duke Street. The vehicular entries into the building are located off Duke Street and at the eastern end of the site from Parramatta Road.</p>

2.	Scale	Yes	<p>The proposal is considered appropriate for the site, and commensurate in scale and height with the future character of this area in transition. The over-all massing of the proposal has been developed in co-operation with Council's professional staff to achieve their stated urban design aims which are to provide Granville with a regional landmark, while reflecting in a responsible manner the proximity of a low-rise residential district.</p> <p>Sitting of this building will maintain solar access to adjoining developments and houses.</p> <p>No heritage items in the vicinity would be adversely affected by the development.</p>
3.	Built Form	Yes	<p>The building has been appropriately modulated and articulated to reduce bulk and to express its residential/commercial character. Building materials underline the building's function.</p> <p>Communal open space (1830m² - 32% of the site area) is provided for residents use along the northern boundary and adjacent to the proposed dual occupancies. It is supplemented by a roof terrace on Level 3. Public open space is provided near the main entry to the ground floor commercial/retail area, in the south-western corner of the site.</p> <p>Building orientation maximises the site's potential in terms of solar access, cross-ventilation of individual units and its general amenity.</p> <p>The concept of base-middle-top is effectively applied to building's massing.</p>
4.	Density	Yes	<p>The design responds to the unusual shape of the site in order to minimise adverse effects on its surrounding and adjoining lots.</p> <p>As a result of consultation with Council's Town Planning and Urban Design representatives, the zone 10 part of the site is divided into high and medium density areas with respective 2.5:1 and 2.0:1 FSR.</p>

<p>5. Resources, Energy and Water Efficiency</p>	<p>Yes</p>	<p>The building design reflects both a considered and efficient use of natural resources through effective cross-flow ventilation (83.7%).</p> <p>Sustainability is integral to the design; aspects include selection of appropriate and sustainable materials, passive solar design principles & use of energy efficient appliances. The building will incorporate other energy and water efficient devices appropriate to specification of the building and awareness of needs. Details are provided in The BASIX Report.</p> <p>The exposed windows and balconies of the northern facade are protected by horizontal shading/privacy louvers. The building's massing minimises the exposure to western sun.</p>
<p>6. Landscape</p>	<p>Yes</p>	<p>Both common open spaces at ground (1585m²) and Level 3 (245m²) are to be landscaped for residents' amenity. Ground floor COS is located to the north of the mixed-use building together with areas of public space and utilises deep-soil planting; some of the deep soil planting is located in 1m deep zone planter areas over the basement slab.</p> <p>A landscaped "plaza" accessible to public is located on the southern side of the building, adjacent to the main entry to the ground floor commercial/retail areas.</p> <p>Refer to Landscape Architect's documentation for further information and details.</p>

7. Amenity	Yes	<p><u>Solar Access</u></p> <p>Due to its west-east orientation, this proposal achieves 3 hours of solar access to the primary living space of 77% of residential units, which is above recommendations of the Residential Flat Design Code (RFDC-70)</p> <p><u>Visual and acoustic privacy</u></p> <p>The separation between building elements follows recommendations of the RFDC within the constraints of this site. The proposal features 9-15.5m wide setbacks along the rear, northern boundary to minimise/eliminate any potential adverse impacts on residents of the Victoria Street precinct. The number of windows facing directly to Parramatta Road is minimised and are provided with an additional acoustic protection of glass louvers where appropriate – refer to Acoustic Report for further details.</p> <p>The layout of individual units is configured to ensure rooms of similar function are adjacent to common walls (where practicable). The design protects the residents ability to carry out private functions within all rooms and private open spaces without compromising views, outlook, ventilation and solar access or the functioning of internal and external spaces.</p> <p><u>Apartment layouts, private open spaces</u></p> <p>Individual flat layouts are fully functional, consistent with the spatial recommendations of RFDC.</p> <p>Balconies can accommodate required seating arrangements and comply with or exceed the requirements of RFDC.</p> <p><u>Natural ventilation</u></p> <p>83.7% of all apartments are naturally cross-ventilated (RFDC recommendation – 60%)</p>
8.Safety & Security	Yes	<p>The proposed orientation of building, its floor layouts and the provision of balconies provide natural passive surveillance of public domain and common open space.</p> <p>Appropriate security arrangements are incorporated at the pedestrian entry lobbies. All pedestrian areas are designed to provide clear sight lines and minimise potential for “hiding” places for attacks.</p>

9.Social Dimensions	Yes	<p>The residential building, with its mix of 1, 2 & 3 bedroom units, will complement and extend the range and diversity of residential accommodation available in the area.</p> <p><u>APARTMENT MIX:</u></p> <table> <tr> <td>1 BEDROOM</td><td>15</td><td>14%</td></tr> <tr> <td>2 BEDROOM</td><td>70</td><td>68%</td></tr> <tr> <td>3 BEDROOM</td><td>19</td><td>18%</td></tr> </table> <p>All residential units in this development are accessible by lift and lend themselves readily to be adapted for use by people with disabilities or the elderly – post-adaptation layout for 11 units is shown on the architectural drawings.</p>	1 BEDROOM	15	14%	2 BEDROOM	70	68%	3 BEDROOM	19	18%
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10.Aesthetics	Yes	<p>An appropriate composition of building elements, material textures and colours has been utilised to reflect the building's mixed use character.</p> <p>The external appearance of the building reflects the "base-middle and top" typology encouraged by the SEPP 65 guidelines. The articulation of the building facades and the design's massing composition achieve a balance with its surroundings.</p>									

Mr. Rustom Kudinar-Kwee has been responsible for the design of the project since its inception and has commissioned on behalf of the applicant related professionals and experts in respect of the matter.

Mr. Rustom Kudinar-Kwee has prepared, supervised preparation of and reviewed the architectural drawings and is satisfied that the design meets the intent of the design quality principles as set out in Part 2 of State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development.



 Jiri Kure
 Registered Architect
 Registration Number 7616
 for
 Rustom Kudinar-Kwee
 Nominated Registered Architect
 Registration Number 4570
 Zhinar Architects