

Date: 2013.11.27

Mix-Use Multi-Residential Development

1-9 Florence St & 19-23 Florence St,
South Wentworthville. NSW

SEPP 65 - Design Verification Statement

Verification of Qualifications

Dugald Mackenzie is registered as an Architect in New South Wales and enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921. His registration Number is 6033.

Statement of Design

Dugald Mackenzie has been responsible for the design of the project since its inception and has worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practise design principles of SEPP No. 65.

Dugald Mackenzie verifies that the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development are achieved for the proposed mixed use multi-residential development as stated below.

SEPP Design Verification Statement

The assessment of the proposal is made in accordance with respect to the Design Quality principles as set out in SEPP 65, part 2. As noted in the introduction:

- Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.
- Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.
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- Good Design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.
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- The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions.

Dugald Mackenzie has prepared 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.

Reference has also been made to the Residential Flat Design Code in preparing this report. These sections are used in order to cite objectives for each of the section headings.

Principle 1: Context

The subject land comprises 8 Torrens title allotments with a total site area of 6,127 m². The site has frontage to Florence Street, Quinn Street and Centenary Road.

The proposed development has been designed to suit the existing context and is responsive to Master-plan previously discussed with council for the site. The proposed development has an appropriate street presentation as illustrated in the submitted elevations and photomontage.

In view of the above, the proposed development is appropriate in its context.

Principle 2: Scale

The agreed site specific Master-plan establishes the desired height and scale of the development. The proposed development complies in this regard, and where there are minor adjustments, these have been highlighted in the SEE along with appropriate reasons.

Principle 3: Built Form

The form of the buildings are responsive to the approved site specific Master-plan. The buildings vary in height from 7 storeys multi-residential buildings to 8 storeys mixed use multi-residential building and are responsive to the objectives of the Master-plan which call for,

- Variety in the use of materials,
- Clear distinction to the Base, Middle and Top zones for the apartment building,
- Ensuring that view corridors are protected,
- Providing a diversity in apartment types,
- Providing visual and acoustic privacy,
- Ensuring that the corner of Quinn and Centenary Road is reinforced through appropriately scaled buildings,
- Provision for clear and safe entry points to the buildings,
- Screening of any roof top plant rooms, and
- Provision for interesting roof scapes.

Given the above the proposed development is considered to be consistent with the specified objectives.

Principle 4: Density

The proposed development complies with the maximum allowable GFA which has been identified within the Master-plan. The proposed density has been comfortably accommodated on the site in a manner that does not compromise the amenity of future occupants particularly in respect of solar access, cross ventilation and privacy considerations. Furthermore, it will not unreasonably compromise the amenity of adjoining properties which are reserved for development in near future.

Principle 5: Resource, energy and water efficiency

The proposed design solution is entirely 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; the provision of substantial areas of soil to assist in natural water absorption and run off and the selection of appropriate planting/landscaping (refer to landscape plan). A comprehensive analysis of the buildings has been undertaken in order to meet BASIX requirements and solar amenity. The SEE details the buildings performance in this regard with a conclusion that the design is consistent with the stated objectives.

Principle 6: Landscape

The proposed development makes provision for planting in common open spaces and areas where the provision of landscaping is practical.

Fences and walls are included as vertical landscape elements designed to define boundaries between one space and the next or to rationalize a change in level. The design of fences and walls has an impact on the real and perceived safety and security of residents as well as on the amenity of the public domain and the identity of the residential development.

A landscape design has been provided with the Development Application submission. The drawings include the following principles:

- Utilisation of the planter boxes in common open spaces for planting.
- Contribution to the streetscape character by linking landscape design to the desired proportions and character of the streetscape through street trees.
- Improving energy efficiency and solar efficiency of dwellings and the microclimate of private open space, and
- Minimising maintenance by using robust landscape elements.

Principle 7: Amenity

In conceiving the design the following issues were considered:

- Each unit has been provided with a private recreation area (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.
- Over 60% of units have cross ventilation
- Privacy between balconies has been carefully considered.
- All effort has been made to avoid balconies or living room windows of dwellings with the development from directly overlooking the windows or balconies of other units.
- Day lighting has been considered for the general amenity of all units. The depth of the dwellings has been restricted to maintain reasonable access to natural daylight to all rooms.

Principle 8: Safety and Security

The following design initiatives have been incorporated:

- The principle building entrance is clearly identifiable and allows for surveillance,
- The three buildings and common landscaped areas are security controlled,
- Building entrance is orientated towards the public streets.
- The car park layouts are designed to minimise opportunities for alcoves. Columns or walls do 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 at the lodgement of the Construction Certificate.
- Direct access is available from the basement to the pedestrian foyers including disabled access.

Principle 9: Social Dimensions

The locality has been zoned to permit residential developments based on broad review of the area by the relevant authorities in conjunction with community consultation.

The proposed design will assist in commencing the realisation of a large residential precinct on a low density area. Infrastructure networks have been developed within the near vicinity to allow for a development of this scale including the development of significant commercial and retail precincts.

This proposal provides for a mix of 1 and 2 bedroom units, thereby providing a range of housing choice. The proposal incorporates a broad range of units with different characteristics and each offers a high level of amenity. The proposal provides adaptable housing opportunities.

Principle 10: Aesthetics

The proposed building is designed having regard to the future surrounds and development of this Precinct and adjacent Precincts.

The proposed development has been suitably treated to include appropriate finishes to have a high aesthetic content. The proposed design has been detailed to reflect contemporary design initiatives through the use of variation in form and material.

Signed



Dugald Mackenzie
Mackenzie Architects