

sepp 65 design verification statement



project.

proposed infill affordable housing
(multi unit) development at
70 – 74 o'neill street, guildford
lots 12 – 14 in dp 9748

client.

richmond pra

ardesign

ARCHITECTURAL RESPONSIVE DESIGN + URBAN REFORM
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DESIGN VERIFICATION STATEMENT

This report should be read in conjunction with the architectural drawings provided in the project application. It responds to each of the SEPP 65 Design Quality Principles, in addition to the “Rules of thumb” contained within the Residential Flat Design Code.

Design Verification:

I Hy Chheng, registered Architect for **ardesign**, verify that I have directed the design of the proposed residential development complex and that the design quality principles set out in Part 2 of SEPP No.65 – Design Quality of Residential Flat Development are achieved for this development.

Yours faithfully



Hy Chheng
Reg#8921
Registered Architect for
ardesign

TABLE OF COMPLIANCE WITH SEPP 65 RESIDENTIAL FLAT DESIGN CODE
70 – 74 O'Neill Street, Guildford

Part 1 – Local Context

CONTROL	EVALUATION	COMPLIANCE
Building depth		
In general an apartment building of a maximum depth of 18 metres is appropriate.	Maximum 18m depth proposed.	Yes
Building Separation		
Up to 4 stories / up to 12m:		Yes
4-8 stories / up to 24m:		Yes

Part 2 – Site Design		
CONTROL	EVALUATION	COMPLIANCE
<u>Deep Soil Zones</u> A minimum of 25% of the open space area shall be deep soil zones. Exemptions may be made in urban areas where sites are built out and there is no capacity for water infiltration.	32% of the site is provided as deep soil planting, mainly proposed along the north-eastern corner of the site within the Communal area	Yes (SEPP)

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CONTROL	EVALUATION	COMPLIANCE
<u>Fences and Walls</u> Fences and walls should be designed to define the boundaries between the development, provide privacy and security and contribute positively to the public domain.	Courtyard fencing is proposed to provide privacy to the courtyards and define between community and private areas The deep soil landscaping on the ground floor will provide a soft and lush streetscape appearance.	Yes
<u>Landscape Design</u> A landscape design should: • improve the amenity of open space • contribute to the streetscape character • improve the energy efficiency and solar efficiency of the public domain • contribute to the sites characteristics • contribute to water and stormwater efficiency • provide a sufficient depth of soil for planting • minimise maintenance	Landscaping of the site will greatly improve the amenity of the open space areas and provides for a mixture of passive and active areas. Streetscape will be significantly improved as a result of the development compared to the existing buildings in the immediate locality. The proposal will maintain suitable levels of solar access to the public domain. The site does not have any distinguishable characteristics that could be incorporated into the proposal. The proposal will achieve compliance with SEPP (BASIX) and provide substantial stormwater upgrade and flood mitigation works to the locality. A mixture of landscape spaces is proposed for the future residents. Areas of the site that aren't to be used for recreation have been dedicated as mass planting to reduce required maintenance.	Yes
<u>Open Space Configuration</u> Area of open space should generally be between 25 – 30% of the site. Where developments are unable to achieve this, they must demonstrate that the residential amenity is provided in the form of increased private open space. Minimum area of private open space at ground level shall be 25m².	30% of the site is dedicated as communal open space. Private open space at ground level range between 25-30m²	Yes

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CONTROL	EVALUATION	COMPLIANCE
<u>Orientation</u> In order to achieve better design practise: • Plan the site to optimise solar access • Select building types or layouts that respond to the streetscape by optimising solar access • Optimise solar access to living spaces • Detail building elements to modify environmental considerations	The development achieves the solar access requirements with 74.5% of the apartments receiving 3 hours of direct sunlight between the hours of 9am and 4pm, mid-winter	Yes
<u>Planting on Structures</u> In terms of soil provision there is no minimum standard that can be applied to all situations as the requirements vary with the size of plants and trees at maturity.	Noted	Yes
<u>Building Entry</u> Building entries should: • Create entries that provide a desirable residential amenity. • Orientate the visitor. • Contribute positively to the streetscape or building façade design.	Building entry points are clearly defined in the primary street frontage with architectural elements and landscaping defining the entry points. Entrance point provides a focal point of the building and contributes To the streetscape character	
<u>Vehicle Access</u> Generally limit the width of driveways to a maximum of six metres.	Driveway is 6 metres wide.	Yes
Locate vehicle entries away from main pedestrian entries and on	Driveway has been located on the secondary southern side of the street frontage	

CONTROL	EVALUATION	COMPLIANCE
Part 3 – Building Design		
<u>Apartment Layout</u> 25% of kitchen should have access to natural ventilation	27%	
The width of crossover or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.	Ok	
As a guide, the following minimum apartment sizes apply:	The following Minimum sizes are in the development:	Yes
• Studio: 38 sqm • 1 bedroom: 50 sqm • 2 bedroom corner: 80 sqm • 2 bed cross through: 89 sqm • 2 bed cross over: 90 sqm • 3 bedroom: 124 sqm	N/A N/A N/A N/A N/A N/A	
Rules of Thumb:		
• 1 bedroom: 50sqm • 2 bedroom: 70sqm • 3 bedroom: 95sqm	>50 sqm >80 sqm N/A	Yes
<u>Balconies</u> Provide primary balconies for all apartments with a minimum depth of 2 metres.	2.0 minimum depth provided The living areas extend into the balconies, making both the external and internal spaces more usable.	Yes
Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.		

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<u><i>Ceiling Heights</i></u> The following recommended dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL). These are minimums only and do not preclude higher ceilings, if desired. Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight (eg. Shallow apartments with large amount of window area).	2.7m high ceilings provided.	Yes
<u><i>Ground Floor Apartments</i></u> Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	Apartment entries from street frontages are maximised	N/A
<u><i>Internal Circulation</i></u> In general, where units are arranged off a double-loaded corridor, the number of units accessible from a single core / corridor should be limited to eight. Exceptions may be allowed: • For adaptive reuse buildings; • Where developments can demonstrate the achievement of the desired streetscape character and entry response; • Where developments can demonstrate a high level of amenity for common lobbies, corridors and units (cross over, dual aspect apartments).	A maximum of 7 apartments are accessed of a single corridor	Acceptable

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COMPLIANCE

CONTROL EVALUATION

Storage

In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:

- Studio apartments: 6m³
- One bedroom apartments: 6m³
- Two bedroom apartments: 8m³
- Three plus bedroom apartments: 10m³

>6m³
>6m³
>8m³
N/A

Yes

Daylight Access

Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of three 9am hours direct sunlight between winter. In dense urban areas a minimum of two hours may be acceptable.

78.5% of apartments receive 2-3 hours sunlight between 9am and 3pm in mid and 3pm, mid winter

Yes

Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total 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 (see Orientation and Energy Efficiency).

no apartments are single orientated facing south

Yes

Natural Ventilation

Building depths, which support natural ventilation typically, range from 10 to 18m. 60% of residential units should be naturally cross ventilated

Cross overs have a maximum depth of 18m. 75% of the apartments are naturally cross ventilated.

Yes