Tony Owen Partners Pty Ltd
U2/ 5-11 Queen Street
Chippendale NSW 2008
T 612 96982900
F 612 9699 3018
E info@tondm.com.au

ARCHITECTS
PLANNERS
INTERIORS

7 December 2014

Design Verification Statement 94-98 George Street, Hornsby

Introduction

This statement is provided pursuant to the requirements of Clause 50 of the Environmental Planning and Assessment Regulation 2000. It verifies that I, Tony Owen an architect registered under the Architects Act 1921, designed the building subject to this statement (referred to as 120 McGill Street, Lewisham) and that I am of the opinion that this building achieves the design quality principles of Part 2 of the State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development (SEPP 65) as discussed below.

The 10 Design Principles of Part 2 of SEPP 65

Principle 1: Context

The site is located at 94-98 George Street, Hornsby as is the current location of the PCYC Club. The site is bounded by George Street on the western side. This is a busy wide street including public parking and fronts onto Hornsby Train station. The side has a frontage to Hunter Lane to the rear. Whist this is currently a service lane, council has the objective of improving this laneway. As such the DCP establishes a rear setback to allow for an expanse of green space on this lane to improve its character. The 14 storey Avanti building is located to the south of the site. This presents as a 14 storey wall to the street. The proposed building has been design to continue the streetscape established by this building. The envelope has been designed so as not to create additional overshadowing to these units. The buildings to the north are characterised by 2 storey commercial buildings, although it is likely in the future, these sites will be redeveloped in a similar character to the proposal.

Principle 2: Massing and Scale

This site is covered under the new LEP/DCP 2013 and is zoned B4 – mixed use. It has a maximum height of 40m or 13-14 storeys. It will have an FSR under zone of 5 :1. This assumes an FSR split of 3:1

The DCP establishes a 20m height control and 5 storeys. The DCP establishes a 6m setback to George Street. It establishes rear 41m setback from George St to allow for the provision of open green space fronting onto Hunter Lane. The maximum height is 40m or 13-14 storeys. The building envelope has been designed according to these controls. The side boundaries have a zero setback. This matches the condition of the buildings to the north and south. There are openings to the south. Whilst there are openings to the north, these are secondary and should a building be built, it is understood that these windows may be blocked without causing a reduction to the required amenity to the units.

Principle 3: Built Form

The built form responds to the control envelope and site conditions.
The LEP establishes a requirement for a mix of residential and commercial uses on the site such that residential fsr can be 3:1 and commercial 2:1 for a maximum of 5:1. The final fsr of 4.65:1 is well below the maximum. This results in a ground floor commercial level with a podium of commercial levels with a more slender residential tower above. The initial proposal consisted of 3 commercial levels and 10 residential levels. However, it was noted that commercial space above L1 was unlikely to be viable. Following discussions with council, and in consideration of the lesser fsr of the proposal, it was agreed that it a council would entertain a relaxation of this ratio such that only 2 levels of commercial would be submitted.

Given the fall across the site, the Laneway frontage is 1 level below George Street. As such the first basement level which contains loading and parking, is at the level of Hunter Lane. There is also ramp access to 3 additional levels. The rear portion of the site contains a large green space. The site is reduced by the requirement of a 4 storey road widening to Hunter Lane. A large plaza area is located at ground level on George Street to activated the ground floor retail/commercial streetscape.

Above the podium, the building footprint consists of a wall expression along George Street to reinforce the streetscape. Like the adjoining Avanti building, the rear portion contains several projecting masses. These allow for maximum glazing and light, whilst providing for natural ventilation and privacy. This creates a strongly articulated rear massing. The top floor is setback to George Street to minimise bulk and scale. As such the design provides a vibrant and progressive design which is compliant with the envelope controls.

Principle 4: Density

The density of the proposal is consistent with the controls and is consistent with the objectives of the new DCP. In fact the density of the development at 4.65:1 is lower than the allowable fsr of 5:1.

Principle 5: Resources, Energy and Water Efficiency

The design of the apartments has been influenced by the principles of passive solar design. Many of the units are 'through units' to maximise natural ventilation and minimise energy use and the units to the rear are effectively corner units to promote ventilation.
The proposal contains water collection and recycling initiatives for the garden areas.

Principle 6: Landscape

The DCP controls allow for the provision of a large green space to the rear – see landscape concept. The front setback allows for the provision of a generous public plaza which incorporates landscape and potentially public outdoor dining.

Principle 7: Amenity

The proposal will result in high standards of amenity for the future occupants of the building. All apartments have lift access from the basement parking areas and lobbies, this ensures all units are fully accessible. The apartments have been designed according to SEPP 65 design guidelines as follows:

1) Natural Ventillation

   Performance Criteria: 60% of units should be naturally cross ventillated.

   Performance: The building is compliant as 76%, are naturally cross ventillated. This achieved by units being 'corner units' and 'through units'. See ventillation study.

2) Sun Penetration

   Performance Criteria: It is expected that 70% of apartment living rooms should receive direct sun penetration for minimum 2 hours per day between 9 am and 3pm.

   Performance: The building is compliant as 75% of units satisfy this criteria. See solar diagrams.

3) Building Depth

   Performance Criteria: Prefered maximum internal building depth should be 18m.

   Performance: The building is compliant as the maximum depth is 17m. It is noted that building has a particular shape due to the desire to maximise sepp 65 amenity.

4) Unit depth

Performance Criteria: The maximum internal unit depth for single aspect units should be 8m.

5) Performance: The building is compliant as the maximum depth or single aspect units is less than 8m.

   Performance Criteria: 25% of kitchens to be naturally ventillated.The rear of kitchens to be maximum of 8m from glazing.

   Performance: The building is compliant as 35% of units units have kitchens which are naturally vetillated.

6) Unit sizes.

   Performance: The building is compliant as all units have the minimum required internal areas accoring to sepp 65.

7) Ceiling heights.

   Performance Criteria: The minimum ceiling height for living areas is 2700mm.

   Performance: The building is compliant as all units have 2700mm ceilings.

8) Units off Corridors.

   Performance Criteria: The recommended maximum number of units addressing a single corridor is 8.

   Performance: The building is compliant in principle. Each of these corridors has a maximum of 8 units addressing each corridor.

9) Balcony depth depth

   Performance Criteria: The minimum depth of balconies is 2m.

   Performance: The building is compliant as all apartment balconies are minimum 2m deep and often over 2.5m-3m deep.

10) Storage

    Performance Criteria: The minimum requirements for storage are set out in the design code.

    Performance: All units are compliant as they have the capability of providing the storage requirement with at least 50% of storage within the unit and the remainder in the basement.

Principle 8: Safety and Security

A variety of security measures have been incorporated into the design of the apartment building. The main entry space is overlooked by the units above. The basement carpark is secure providing security for residents and visitors arriving by car. There is also good passive surveillance for the approaches main entry lobby areas which are also secure.

Principle 9: Social Dimensions

See social impact statement.

Principle 10: Aesthetics

As stated above, the built form responds to the control envelope and site conditions. We sought a building that was consistent with the character of the area and proposed future character, as established by buildings such as the Avanti. However, we sought an expression that is more enlivening and contemporary.

Due to the environmental issues and building configuration, it is desirable to present a continuous balcony along George Street. We developed a unique balcony concept which creates the character of the façade. This balcony uses inclined framed glazing to create a folded ‘origami’ façade. We used coloured glass to add a vitality and rich ness to the design. The result is a playful yet fresh and contemporary design.

Similarly on the rear we used yellow painter blade walls to articulate the projecting wings. These walls extend above the building parapet to add to the expression. The result is a unique and rich façade.

The ground floor uses inclined glazing with portions of coloured yellow and green glass to continue the design expression through the commercial areas.

The proposal presents a massing of high architectural quality which will become a design benchmark for the area.

Tony Owen
Director

Tony Owen Partners Architects
Reg. No 7080