



29.03.2016

## DESIGN VERIFICATION STATEMENT

PROJECT FOR 87 RESIDENTIAL APARTMENTS ABOVE BASEMENT CAR PARKING  
@ 116-124 RESTWELL STREET, BANKSTOWN, NSW

### Introduction:

This report should be read in conjunction with the architectural drawings provided in the project development application responding to each of the nine SEPP 65 Design Quality Principles, in addition to the relevant objectives, design criteria and design guidance contained within the Apartment Design Guide.

### Design Verification:

I, ALEX SIBIR, nominated Architect for Design Cubicle Pty Ltd, verify that I have directed the design of this proposed residential apartment development, and that the design quality principles as set out in Schedule 1 of SEPP No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed 87 residential apartments.

Yours Faithfully,

A handwritten signature in blue ink, appearing to read "Alex Sibir", is written over a horizontal dotted line.

ALEX SIBIR ARCHITECT

Reg#2961

Nominated Architect for  
Design Cubicle Pty Ltd

# SEPP 65 DESIGN QUALITY PRINCIPLES

## **Principle 1: Context and Neighbourhood Character**

*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*

The site is situated at Nos. 116-124 RESTWELL STREET, BANKSTOWN, NSW. The proposal provides for a quality development that responds to and utilises the advantages of its unique context. The immediate surroundings of the subject site falls within a precinct that is characterised by a nearby future diverse range of land uses, including more proposed medium-high density residential apartments, and includes mainly existing residential uses.

The immediate context for this site is residential development that varies mainly between apartment buildings and individual dwellings. The close proximity of the subject site to nearby shopping centres / schools / churches / multitude of clubs / bus services / railway station / reserves / petrol station / etc, and to the major arterial roadways and streets, as well as the fact the site is within a few minutes to the centre of the Bankstown CBD districts, supports the view for higher residential densities. The site and layout of the buildings generate favourable orientation with respect to solar access which further reinforces the appropriateness of the development.

The most important elements that informed and influenced the design and aesthetics of the building were:

- The future vision of higher density for the immediate surrounding locality, resulting in the transformation of the surrounding subject area from low density to high density.
- An opportunity to access the sun, air, distant views and greenery.
- Current and future residential developments containing contemporary aesthetics.

The goal of our design is to generate a positive outcome towards the future character of the area, and we believe our proposed development responds to and creates a transitional buffer zone between the different components of the existing and future precinct situation.

## **Principle 2: Built Form and Scale**

*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.*

As indicated, the locality displays a traditional residential character, consisting of mainly small, individual dwellings and selected apartment buildings. However, as discussed above, Council's vision for the subject area is a transformation from low density to high density over the coming years, hence the zoning of the site as high density residential, to help accommodate future population growth.

The site is considered suitable for an increased development, and our proposed development will establish a transitional buffer zone that bridges between the different scale evident in the surroundings, in addition to creating a climax and a corner landmark effect, especially when perceived from the surrounding roads.

The development bulk and scale of the proposed building will complement the surrounding area, including the main front facades to both Restwell and Macauley Streets. The proposed building will dialogue with its immediate context and respond adequately, creating a contextual answer to a setting that is due to become more diversified and complex over time.

The proposed design has been developed in keeping with the requirements of the Apartment Design Guide and Council's requirements in relation to building alignment, proportions, building type, articulation and the manipulation of building elements. The proposal defines and activates the public realm by creating communal and public open space for the residents on the Ground Floor of the proposal.

The proposed built form for the residential apartment development consists of a single building block with a six storey building component, with Basement car parking for 127 vehicles. The development contains 87 fully dedicated residential apartments, consisting of a mixture of 1, 2 and 3 bedroom apartments.

The proposed building block speak to the immediate surroundings through interpreting the context in a modern manner, dialoguing with surrounding buildings by interacting with them visually through scale and built form i.e. balcony / blade wall elements will give added interest to the facades with pleasing proportions, as well as reducing the comparable bulk and scale to the

elevations of the building, which in turn helps our design to melt in with its surroundings.

The shape of the site has informed the composition of the development. The building's internal room layouts are controlled to achieve better amenities and to minimise the impact of traffic noise and pollution. Facades honestly show their protective function, yet still present a residential face to the public view, using a variety of shapes, materials and colours, with a visual play between walls, entries, balconies and external finishes.

The facades also have a variety of elements to reflect a visually 'softer' presentation, to lessen the impact of the building, and to maximise apartments' exposure to the sun and views. Facade planes and masses of the building are visually divided into smaller elements by horizontals and verticals, and materials, to reduce building bulk. This composition helps the development to fit into the urban landscape setting, whilst maintaining its contextual uniqueness and importance in the existing streetscapes of both Restwell and Macauley Streets.

### **Principle 3: Density**

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*

The proposed density is a direct response to the regional context, availability of public transport, facilities in this precinct and the development capacity of the site.

The proposed development will consist of 87 apartments, over 2 levels of Basement car parking with the following breakdown:

- 15 x 1 bed apartments
- 68 x 2 bed apartments
- 4 x 3 bed apartments

The proposal presents an adequate variety of apartment mixture and orientation.

### **Principle 4: Sustainability**

*Good design combines positive environmental, social and economic outcomes.*

The proposed design will promote ecologically sustainable development (ESD) through:

- Benefiting from its orientation more than 70% of the apartments will have adequate sun access.
- At least 60% of the apartments will achieve natural cross-flow ventilation.
- The proposal incorporates both active and passive sun controls systems.
- Working towards ensuring waste minimisation during the construction phase and the lifespan of the building, including through the recycling and reuse of materials and waste.
- The development will incorporate the installation of low energy saving devices wherever possible.
- Adhering to the BASIX constraints.

### **Principle 5: Landscape**

*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.*

The landscape scheme is to incorporate adequate special experience for both the public and private realm. Incorporating a variety of activity spaces, the proposal promotes community involvement in the landscape through communal gardens and terraces located on the Ground Floor, containing elements such as seating areas and the like. All common areas are accessible for people with a disability.

The landscape solution is designed by an experienced specialist landscape consultant, please refer to the landscape plan accompanying this submission for further details.

### **Principle 6: Amenity**

*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.*

Amenities were given high priority in the design through:

- Maximising the views and exposure.
- The apartments were orientated to have good solar aspect and enjoy cross-flow ventilation wherever possible.

- All apartments will enjoy good visual and acoustic privacy through orientation (the positioning of windows and private open spaces, setbacks etc.), or through the materials used.
- All apartments will be air-conditioned.
- All apartments will be equipped with adequate storage space either in the basement or inside each apartment.
- All apartments have efficient layouts and have been provided with adequate outdoor space.
- All apartments have access to the waste area on the Ground Floor for the deposition of garbage and recyclables.
- All apartments will have the adequate number of car space(s) required according to Council's DCP requirements.

### **Principle 7: Safety**

*Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.*

The proposal optimises safety and security both within the development and the public domain. The proposal affords good casual surveillance of the street frontages, and the public and communal areas of the site, through the glazed openings and balconies of the Ground Floor and upper level apartments. The glazed openings of the lobbies also offer the opportunity for good casual surveillance of the Ground Floor public and communal areas of the site.

With regards to the parking area, secure access is to be maintained at all times to ensure that the parking premises are solely for the occupants of the building, and their visitors. Visitor access will be provided through an intercom system and remote control access or the like for residents.

### **Principle 8: Housing Diversity and Social Interaction**

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

The proposal contributes to its social context by adhering to the desired future character of the area as highlighted in Council's LEP & DCP.

The proposal promotes social encounters while providing adequate privacy for each owner,

resident or tenant. The public domain through the common open spaces complements the private spaces associated with each apartment, and promotes social interaction between the residents through the design and configuration of the landscaped areas and the like.

The proposal will provide quality residential apartments in multiple plan configurations of varying sizes, in order to cater for a wide variety of people.

Persons with disabilities or restricted / impaired mobility are catered for through the provision of apartment(s) highlighted for future adaptability, compliant with relevant Australian Standards.

The provision of stretcher lift facilities in the building also allows for wheelchair access to be accommodated to the entry door of all units on all floors for persons with a disability, as required by the BCA.

### **Principle 9: Aesthetics**

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

The creation of a well articulated proposed building form is outlined in our proposal, along with the use of quality finishes, and will add to the visual interest to be generated by the future residential streetscape and character of this locality, which we aim to be at the forefront of driving forward in the future progress for the Bankstown area.

Materials and colours have been selected to add visual interest and identity, and to 'soften' the impact of the development's bulk and scale.

- The proposal incorporates a variety of materials, including rendered and painted finishes for the facade walls, a combination of solid balustrades as well as glazed balustrade treatments, and special cladding for partial walls.
- Balcony balustrades are of various types and serve differing purposes: painted and rendered solid walls work as compositional devices to divide facades, whilst the safety tinted glass plate balustrades allow for maximum views.
- Glazing will be fixed to powder-coated aluminium frames.
- The colours lessen the apparent bulk of the buildings. The overall external colour scheme helps to give our proposal a sharp, modern look whilst not overpowering its surroundings.

The feature colours used add warmth, interest and a sense of identity to the buildings. The overall colour scheme is designed to complement its surroundings, including the rich, surrounding greens of the landscape, and to create a synergy with nearby existing structures.

- Together with the rich, soft landscaping, the hard surfaced landscaped areas of the site will contain a variety of materials and finishes, which may include stencil finished concrete, various pavement patterns and colours.
- The choice and composition of the building elements are contemporary to reflect the time, but also with a view to becoming a leader and guide towards the future character of the area.

The combination of glazing, blade walls and feature colours and materials help to bring life to the facades, and will serve as a positive reinforcement to the urban fabric of the evolving greater Bankstown area as the years progress.



# Apartment Design Guide

The following section outlines how the development performs in relation to relevant objectives, design criteria and design guidance contained in Parts 3 and 4 of the Apartment Design Guide:

## **3D - Communal and public open space:**

- Communal open space is to have a minimum area equal to 25% of the site, and an area of 858.92m<sup>2</sup> has been highlighted as communal open space, which equates to approximately 26.9% of the site area, exceeding the minimum requirements.
- Direct sunlight is achieved to the principal useable part of the communal open space for a minimum of 2 hours between 9am and 3pm.
- Communal open space achieves requirement of a minimum dimension of 3m.

## **3E - Deep soil zones:**

- A deep soil zone equivalent to 7% of the site area must be provided, and an area of 637.77m<sup>2</sup> has been provided, equating to approximately 20% of the site area, meeting minimum requirements.

## **3F - Visual privacy:**

- For buildings up to 25m (5-8 storeys) in height, the minimum required separation distances to the side boundaries are 3m for non-habitable rooms, and 6m for habitable rooms and balconies for the lower 4 storeys of the development. In relation to the upper 4 storeys, the minimum required separation distances to the side boundaries are 4.5m for non-habitable rooms, and 9m for habitable rooms and balconies.

With regards to the proposed development, compliance with the numerical standard with regards to the minimum required building separation distances from both the side and rear boundaries is achieved.

#### **4A - Solar and daylight access:**

- The proposed development exceeds the requirement for providing living rooms and private open spaces of at least 70% of apartments in a building with a minimum of 2 hours direct sunlight between 9am and 3pm in mid winter. A minimum of 83.9% of the apartments in the development are achieving the minimum 2 hours solar access required to the main living area.
- In the proposed development 9.2% of apartments that receive no direct sunlight between 9am and 3pm in mid winter. With a maximum of 15% allowable, our project meets this control.

#### **4B - Natural ventilation:**

- At least 60% of apartments are to be naturally cross ventilated in the first 9 storeys of any building. With 66.7% of apartments achieving natural cross-flow ventilation, our project meets this control.
- Overall depth of cross-over or cross-through apartments does not exceed 18m, meeting this control.

#### **4C - Ceiling Heights:**

- Minimum ceiling heights of 2.7m for habitable rooms and 2.4m for non-habitable rooms have been accommodated, as required.

#### **4D - Apartment size and layout:**

- 1 bedroom apartments which include only one bathroom are required to have a minimum internal area of 50m<sup>2</sup>, and any additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each. In the current proposal, all 1 bedroom apartments achieve or exceed the minimum internal area requirement based on the number of bathrooms provided.
- 2 bedroom apartments which include only one bathroom are required to have a minimum internal area of 70m<sup>2</sup>, and any additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each. In the current proposal, all 2 bedroom apartments achieve or exceed the

minimum internal area requirement based on the number of bathrooms provided.

- 3 bedroom apartments which include only one bathroom are required to have a minimum internal area of 90m<sup>2</sup>, and any additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each. In the current proposal, all 3 bedroom apartments achieve or exceed the minimum internal area requirement based on the number of bathrooms provided.
- Habitable room depths comply with the requirements of 8m from a window in an open plan layout, or else 2.5 x the ceiling height.
- Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space).
- Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
- Living rooms or combined living / dining rooms have a minimum width of 3.6m for 1 bedroom apartments, and 4m for 2 and 3 bedroom apartments.
- The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

#### **4E - Private open space and balconies:**

- 1 bedroom apartments are required to have primary balconies of 8m<sup>2</sup> minimum area, and a minimum depth of 2m. Our proposal meets this control.
- 2 bedroom apartments are required to have primary balconies of 10m<sup>2</sup> minimum area, and a minimum depth of 2m. Our proposal meets this control.
- 3 bedroom apartments are required to have primary balconies of 12m<sup>2</sup> minimum area, and a minimum depth of 2.4m. Our proposal meets this control.

#### **4F - Common circulation and spaces:**

- The maximum number of apartments being provided off a circulation core on a single level is 4 x apartments, therefore meeting the maximum number permitted being in the range of

8-12 x apartments.

#### **4G - Storage:**

- 1 bedroom apartments require a storage size volume of 6m<sup>3</sup> to be provided for each apartment, which has been accommodated.
- 2 bedroom apartments require a storage size volume of 8m<sup>3</sup> to be provided for each apartment, which has been accommodated.
- 3 bedroom apartments require a storage size volume of 10m<sup>3</sup> to be provided for each apartment, which has been accommodated.

#### **4O - Landscape:**

- For site areas greater than 1,500m<sup>2</sup>, 1 x large tree or 2 x medium trees are recommended to be planted per 80m<sup>2</sup> of deep soil zone. Please refer to the landscape design accompanying the proposal for further details.