SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany the Development Application submitted for the proposed residential development at:

28 Cordeaux Street, Campbelltown

Prepared on behalf of:

Property Logic Pty Ltd
For
Date: 01 September 2016

Prepared by:

PBD | ARCHITECTS

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Verification of Qualifications/ Statement of Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects - Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale.

Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Development Application.

Statement of Design

PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.

Paul Buljevic
Director
Registered Architect NSW, No. 7768

Site Description

The subject site is located at 28 Cordeaux Street, Campbelltown. It comprises Lot 3 of Deposited Plan (DP) 575491

The subject site is located within the Campbelltown City Council Local Government Area (LGA) and has a total area of 3100m2 and includes the Right of Carriageway over the adjoining Church property. The location of the subject site is illustrated in Figure 1 below, where the subject site is outlined in red.

The subject site is bounded by Moore-Oxley Streets to the south, Cordeaux Street to the west, St Peters Anglican School to the east and St Peters Church and Rectory to the north.

St Peters Church is listed as a heritage item in the LEP.

The site is approximately 600m south of Campbelltown Railway Station (a 10 minute walk). Campbelltown Mall is approximately 800m west of the site along Oxley Street.

The existing development comprises:

- 28 Cordeaux Street: a single storey brick building. A former NSW Health building previously used as medical/dental centre, it is currently vacant.

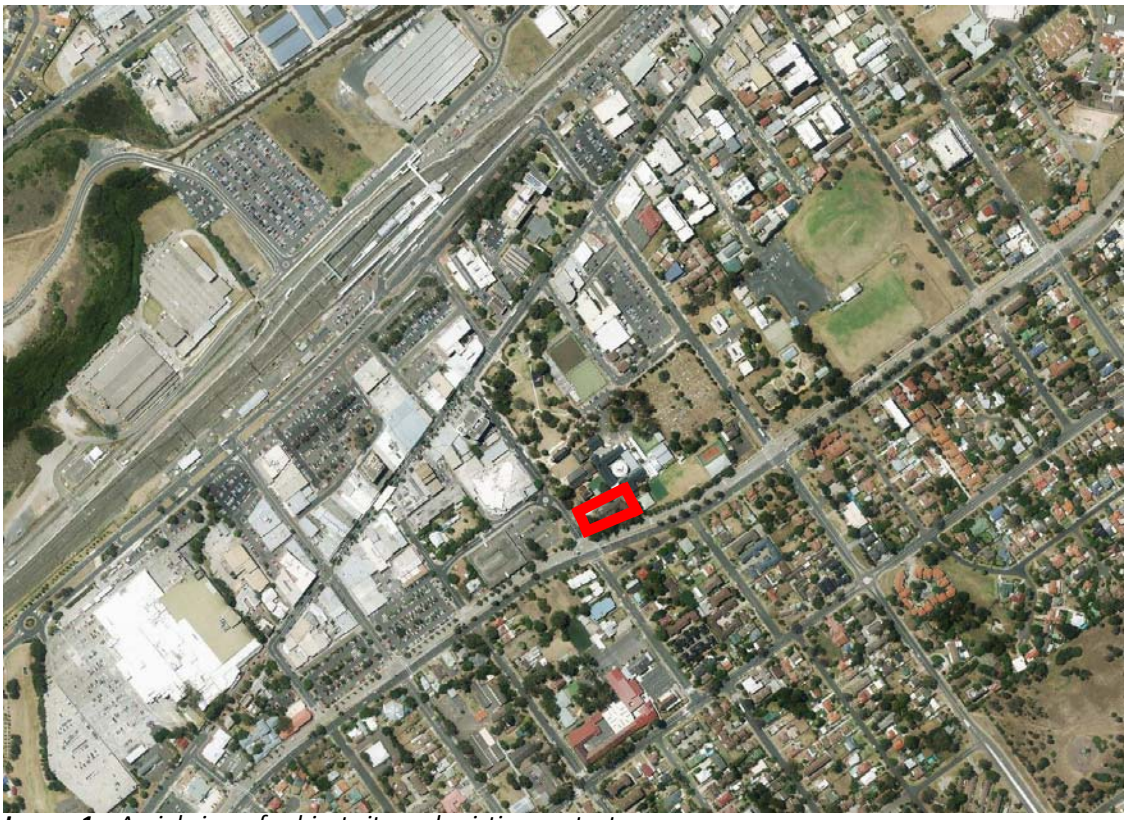

Image 1 *– Aerial view of subject site and existing context*
Source: SIX Maps

Image 2 – *Approximate dimensions of the subject site*
Source: SIX Maps

The subject site is zoned B4 Mixed Use under the Campbelltown LEP 2015.
A maximum building height of 32 metres applies to the site.
There is no restriction to the FSR.

Photo 1 – *View of subject site looking east along Moore-Oxley Streets*
Source: Google Maps

***Photo 2** – View of subject site looking south along Cordeaux Street*
Source: Google Maps

Surrounding Context

Campbelltown is approximately 42 kilometres south-west of Sydney CDB. It is currently characterised by low-density residential, two-storey retail/commercial buildings, multiple storey commercial buildings, local schools and recreational parks facilities. It is undergoing significant change through the development of a commercial core, mixed use and high density residential.

Campbelltown Railway Station is located approximately 600m north of the site, a 10 walk.

St. Peter's Anglican Primary School is located immediately north-east of the site. St. Peter's Anglican Church and Rectory is located immediately north-west of the site.

Mawson Park is located 100m north-west of the site along Cordeaux Street. Within a 500m radius of the site are Campbelltown Showground/playing fields, bowling greens and tennis courts.

Campbelltown commercial and retail centre with major shopping outlets, entertainment, and clubs, commercial and professional services is 200 to 400m west of the project site.

Campbelltown Hospital is located approximately 4 km south-west of the site, a 5-10 minute drive, and is accessible by bus from Queen Street.

Image 3 *– Aerial view of subject site and proximity to Cambelltown City Centre retain and commercial*
Source: Google maps

Image 4 *– Aerial view of subject sitel*
Source: URBIS HIS

Photo 3 *- Site context, Anglican Church and Anglican Primary School*
Source: Google Maps

Photo 4 *- Site context, Anglican Church view to site looking south along Cordeaux Street*
Source: URBIS, HIS

Photos 5 + 6*- Site (existing) and context, Anglican Church Rectory, viewed from Cordeaux Street*
Source: URBIS, HIS

***Photo 7** – Site context, Mawson Park*
Source: Google Maps

Future Context

The site is located on the south edge of the Campbelltown-Macarthur Regional City Centre that is zoned for a commercial core, mixed-use and high density residential. These zones have height controls ranging from 15m-45m. This precinct is bounded by the railway line and the Moore-Oxley Streets By-Pass. The Moore-Oxley Streets By-Pass at approximately 24m wide, separates the precinct from the medium - low density residential zone to the south. The mixed-use proposal of ten storeys and 32m high at 28 Cordeaux Street is consistent with LEP/DCP control for the site, appropriate for the site as it fits comfortably within the future context of the area

Design Proposal

The Development Proposal incorporates:

- Demolition of all existing structures on the site including associated outbuildings / hardstand areas.
- Construction of one building, 10 storeys above ground, over a 2 level basement for car parking and service areas.
- Car parking comprises a total of 146 car spaces being:
    - 105x resident (including 11 accessible),
    - 11 visitor car spaces,
    - 25 retail spaces, and
    - 5x parking spaces for the adjacent St Peters Church.
- 105 residential apartments comprising:
    - 1 bedx 7
    - 2 bed x 98

  Including 11 x adaptable units
- Retail/commercial tenancy areas, resident common room and storage at ground level;
- Associated landscaped communal open spaces at ground and roof levels.

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.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

- Whilst the existing the site is single storey and is bounded to the north and east St. Peter's Anglican Church and St. Peter's Anglican Primary School, the area is undergoing significant transformation into a precinct of commercial, mixed-use and high density residential. The subject site is part of the the Campbelltown-Macarthur Centre Regional City Centre.
  The subject site is zoned B4 Mixed Use, and a maximum building height of 32 metres applies to the site. There is no restriction to the FSR.

- The proposal responds to the future growth centre locality and is consistent with the future urban form for the precinct by:

  - capitalising on the sites location and context, existing and future public transport services, and the future redevelopment potential of the precinct consistent with the aims for the growth precinct;
  - provides higher density housing closer to Campbelltown railway station and City centre;
  - having well-articulated and modulated facades to provide an attractive and appropriately scaled street scape and urban form;
  - Deep soil zones to street frontages to allow for street tree planting to reinforce the future urban and street layout as well as providing increase amenity, shading and aesthetics;
  - The building is consistent with height and setback controls for the site, and building levels have been set to step down along the street and boundary frontages to provide a form responding to its context, future streetscape and ensuring a minimal extent of podium visible from street frontages;
  - Ground level retail/commercial tenancies will activate Cordeaux Street and Moore-Oxley By-Pass;
  - Upper level units also overlook the street frontages further enhancing the vitality of the streets as well as passive surveillance and security.

- The proposed building responds to its immediate context through:

  - Façade design that respond to the existing and future street and adjacent urban forms, strengthening urban form, street alignments and street activation;
  - Having a strong corner form and articulation that defines and address the intersection at Cordeaux st with Moore-Oxlet Streets;
  - Upper levels have increased setbacks from the northern and eastern boundaries to minimize impacts to the adjacent school and church properties;
  - The facade scale is broken down by vertically proportioned opening frames and cladding panels, vertical blade walls and privacy screens, horizontal and vertical firms articulating the twin cores and entries to the building;
  -

- A masonry (brick) podium base that address the street scape and relates through scale and materiality to the adjacent school and church buildings;
- Minimises the number of units that can overlook the school grounds. Well designed and positioned privacy screens further reduce the potential for overlooking.
- Minimises the impact from services and vehicular access by having all services contained within the building envelope and/or façade, and with vehicle access from the rear driveway/easement away from pedestrian areas and access points;
- Providing additional parking and emergency vehicle access for the school and church;
- The southern façade facing will have appropriately treated glazing and other façade elements to address noise impacts from traffic passing along the Moore-Oxley Street By-pass (refer acoustic report by Acoustic Noise & Vibration Solutions).

Image 5 *- View of proposed development from the Moore-Oxley By-Pass showing articulation and pedestrian scaling of the façade.*

Image 6 *- View of proposed development from the SW, looking along Moore-Oxley St towards the intersection at Cordeaux Street*

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. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

- The future context of the site has been described above. The proposal is designed to comply with the intended urban form for the Campbelltown-Macarthur Regional City Centre;
- The articulation of the built form is designed to create a consistent architectural form when perceived from the street and surrounding location;
- The proposal is for ground floor retail, nine levels of residential and two levels of basement car parking. The street elevations clearly articulate entry porticoes, a two storey masonry (brick) podium and different façade expression and materials above this and again at the upper most levels. This creates definitions and separation of the basic façade and building elements and assists in reducing the bulk of the development, visually transitioning to the scale of the existing St. Peter's Anglican School and St. Peter's Anglican Primary School, the future surrounding commercial and mixed-use areas as well as addressing the bounding street contexts.
- The upper floors are either setback or differentiated from lower levels through changes to material, detail and form. This setback and articulation further enhances the scale and streetscape of the overall of the building therefore minimizing the dominance of built form and perceived height.
- The height of the building is generally under the 32m height limit with minor exceptions for lifts shafts and services at roof level. These are screened, kept a consistent height and form, set back from the roof edge, and will not be visible from adjacent street and properties. The proposal is consistent with the development controls for B4 Mixed-Use. With extensive landscaped setbacks from all boundaries the proposal is nestled into the lower topography of the site resulting in a neutral transition towards the neighboring properties.
- The building has been designed to subtly activate the local area and encourage pedestrian movement within the site whilst being veiled and softened by a well landscaped communal areas and separate private courtyard spaces fronting the street

Façade

- The scale is broken down by setting back the building line at key heights.
- A careful composition of massing and detailing, building elements, textures, materials and colours contribute to the consideration of scale within the building design – the interplay of these ensure the building is respectful to the existing and future surrounding context.
- Building facades are of an appropriate length. The two-storey brick podium will visually match the height and scale of the existing St. Peter's Anglican Church and St. Peter's Anglican Primary School buildings.

- The building contains two levels of car parking and a generous visitor and service zone to allow easy undercover access to all apartments. The secure carpark is accessed via swipe card and intercom call points.
- Transparency and deep articulation within the façade identify the entry points for the development
- Important building corners are given visual prominence through elements such as angled and prominent roof forms, curved walls and changes in colour and material
- Facades lengths are an appropriate scale consistent with SEPP65 + ADG design objectives;

Accordingly, the proposal responds well to the topography and future urban context of the neighbourhood and the envisaged future character of the Campbelltown-Macarthur Centre Regional City Centre.

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. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

- The residential development provides high density urban housing and comprises 105 apartments on a site area of 3100 sqm.
- The proposed GFA is 10,201 sqm, resulting an FSR of 3.29:1. Notwithstanding there is no FSR control for the site, this FSR is appropriate for, and consistent with the LEP/DCP controls and planned form for the site and its surrounds.
- The development comprises of the following unit mix in response to market demand in relation to typologies and living patterns.
    - 7 x 1 bedroom apartments
    - 98 x 2 bedrooms apartments
- The density of the development is considered sustainable within the existing availability of infrastructure, commercial and retail precincts, public transport, recreational and community facilities, and environmental qualities of the site. As such the proposal provides an appropriate density for a mixed use development in the immediate context
- The basement car parking houses car spaces as well as residential storage, a service/ loading zone and services areas. Bicycle parking is also provided.
    - 105 residential car parking spaces
    - 11 visitor car parking spaces
    - 5 car parking spaces for St. Peter's Anglican Church
    - 25 retail spaces

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

A comprehensive analysis of the building has been undertaken as part of the Basix Assessment however we note the following general inclusions as part of the proposal:

- A high degree of cross flow ventilation (60% of units) supported by an elongated floor plates for a number of the apartments on the typical levels
- 75% of units will have a minimum of 2 hours direct solar access in mid-winter.
- Internal layouts and orientation have been arranged so as to provide good natural daylight and solar access to primary living areas, external private open space and courtyards;
- Typical floor plates from Level 3 to Level 7 to minimize structural transfers and false ceilings, other levels minimize transfers;
- A number of bathrooms are naturally ventilated and all others will be mechanically exhausted to the façade or roof.
- Appropriate overhangs, awnings and screening as required to the northern & western/eastern façades
- Energy efficient appliances and fixtures as part of the internal fit out to minimize water consumption of resources
- Centralized gas hot water system
- Good access to public transport through Campbelltown railway station (Sydney Trains T2 Southern and T5 Cumberland line services) linking to Sydney CBD, Parramatta CBD, Liverpool and Mascot Airport. There are trains linking to the Southern Highlands region and to Canberra. Various local bus routes are available along Hurley Street and elsewhere in the vicinity of the site.

Principle 5: Landscape

Good design recognizes 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.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

- Refer to the landscape drawings and statement prepared by Arcadia that accompanies this application.

- All apartments house generous balconies or podium level terraces positioned to flow from primary living spaces and take advantage of orientation and outlook
- With a general focus on low maintenance, the proposal incorporates selective planting of various heights and density with an overall desire to blend into the characteristic landscaping of the area

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.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility

The future residents of the development will benefit from a good level of amenity assisted with provision made for the following:

- A good variety of apartment sizes, layouts and general configuration.
- Appropriate connections and subtle separation of spaces within the apartments to capture northern light
- Apartments achieve the cross ventilation requirement of 60% with corner apartments, facilitating a good flow of natural breezes. A range of windows, sliding doors to balconies and solar/privacy screens provide the residents a variety of options to altering their own internal environment
- Private recreational areas (balconies and courtyards) accessed directly from main living spaces for each apartment. Adjustable screens and louvres provides additional privacy between units and private open spaces/balconies
- Excellent day lighting, solar access and natural ventilation for all habitable rooms within the apartments
- Carefully considered privacy measures to any balconies and bedroom windows facing adjoining properties
- Our solar study has indicated that 75% of the apartments achieve over 2 hours solar access at June 21. Please refer to Solar Access drawings and analysis prepared by our PBD Architects DA610, DA611 and DA 710-712
- 10% of apartments are to be adaptable meeting the requirements of Council's DCP and AS4299; with 1 and 2 bedroom configurations proposed.
- An accessible path of travel is available from the street entry to all units and to all common areas and car parking.
  Accessible car spaces are provided – 11 spaces.
  Lifts will be accessible.

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.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- Clearly identifiable main building entrances and generous open entry areas allow for adequate surveillance. It is clearly visible from the street with a glass security door installed with security camera and intercom to identify visitors to the building complex and the common open space in between.
- All apartments are above street level with a keyed system incorporating a high level of occupant security
- Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public and common areas
- Secure basement car parking provided with keyed access. Fire stairs at carpark level provide paths for all residents from basements to street level and separate stairs within each building core provides escape paths from top to street level. Clear circulation paths in the basement allow safe pedestrian movement, in particular when waiting at the lift and access to individual parking space and storage area.
- Careful screening measures adopted to openings of building
- A clear definition between public and private spaces with clear, safe access points and adequate lighting of entrances and pedestrian areas including a separate access-way for pedestrian and for vehicles with a clear visibility.
- Communal spaces and BBQ areas are located at ground level and rooftop, offering more privacy for the residents and a safe and accessible path to and from the units.
- Minimises the number of units that can overlook the school grounds. Well designed and positioned privacy screens further reduce the potential for overlooking.

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.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents

- The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants.
- As set out in DCP, min. 10% of the units are designed to be adaptable with minimum retrofit at a later stage. In addition, the development has also provided generous width of lobbies for ease of accessibility and analysis has been conducted to ensure the development complies with the accessibility requirements. General access for people with disabilities has also been addressed in the design of the building and the landscaped areas.
- Communal open space facilities at ground and roof levels, with BBQs, seating and well-designed landscaping provided on site encourage social interaction amongst residents. The ground level common room is a multi-purpose area than will cater for Owners Corporation meetings, social events and has an associated outdoor area.
- Necessary facilities including public transport, supermarkets, major retial outlets, educational and leisure facilities as well as healthcare, are located adjacent or nearby and included the following:
    - Retail, commercial and entertainment amenities in the regional center around Campbelltown train station
    - Parks, playing and sports fileds;
    - St. Peter's Anglican Primary School and Campbelltown Public School
    - Campbelltown train station – 600m walk from the subject site, and bus routes along Hurley Street

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 visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The contemporary architectural style coupled with the orientation and configuration of the site enables a highly articulated aesthetic broken down in the following elements:

- The elevations have a consistent architectural expression designed to respond to sun, setbacks and the site. The building has a modern and clean aesthetic, tempered by environmental control, site response and landscape elements
- The building is characterized by its articulated form, corner balconies and balcony projections, with 5 - 7 storey facade-framing, vertical blade walls, glazing and metal screening elements reducing its bulk and creating a visual division within the building form as well as providing a more human scale
- External screening elements complement louvered sun shading structures to provide protection from the sun and provide for privacy screening where needed.
- Strong horizontal elements continue along on all elevations with horizontal tiers in the building create a pronounced architectural form and massing whilst maintaining a high level of detailing in particular on detailing of the balustrades giving its vertical form and design.
- The building will be predominantly masonry with concrete floor slab and roof systems and lightweight awning/ screening attachments
- An interplay of light and shade through various reveals, planes and recesses will assist to break down the massing of the building
- All materials selected will be durable and hard wearing so the development does not prematurely age. This will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design and structure contributing positively to the desired future character of the vicinity.