zhinar
ARCHITECTS

Suite 1, Level 2
2 Rowe Street
Eastwood NSW 2122

PO Box 229
Eastwood NSW 2122

8893 8888 | p
8893 8833 | f
www.zhinar.com.au | w

ABN 28 495 869 790

SEPP 65 DESIGN VERIFICATION STATEMENT

2-4 Cambridge Street, Epping NSW 2121
Issue A – October 2016

SEPP 65 Urban Design Principles

SEPP 65 includes 9 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under SEPP 65. The SEPP requires that before determining a development application for residential apartment development, the consent authority must consider the design quality principles.

The following statement of consistency with the SEPP 65 Design Principles has been prepared and signed by the nominated architect as required under the policy.

Design Principle	Consistent	Comment
1. Context & Neighbourhood Character	Yes	*"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."*[1] The site is a B4 zoned irregular land parcel of 1,785m2 with a curved boundary to Cambridge Street of approximately 53m frontage and access to Oxford Street via a council owned laneway that provides pedestrian through access. A portion of the site projects into the adjacent school site to the north with a frontage of 15.24m. To the south of the laneway a heritage building exists for community use and beyond that to the south is a Telstra Facility. To the east, commercial tenancies fronting Oxford Street back onto the site. The site falls from the eastern corner at the laneway approximately 6.3m to the north west corner at Cambridge Street. Cambridge Street has been artificially lowered evident by the existing retaining wall at the boundary at about 2m at its highest point. Cambridge Street allows for bus turning at the roundabout to serve Epping Station with the railway corridor directly to the west. Cambridge Street has low pedestrian use with Oxford Street the preferred path of travel given its activation and more pleasant streetscape. As a major rail interchange hub, Epping will become even more prominent and in demand when the north west rail link is complete.

		The town centre precinct is undergoing change with new residential development underway further to the north and proposals under consideration on Oxford Street. The zoning allows for a 72m height limit over 22 storeys with 4.5:1 FSR and podiums of 2-3 storeys. The site is prominently located and development will be significant in its bookmarking of the locality. Orderly development of sites surrounding have been considered. Urbis have been engaged to analyse the site and context and have prepared an urban design report in support of the scheme. The scheme allows for orderly development of an adjacent tower should the existing tenancies on Oxford Street be consolidated. The development is for a residential tower within the height limit and a two storey podium in a curving form with awning that responds directly to Cambridge Street. The frontage is activated by a commercial tenancy at Cambridge Street level and entry foyers to the commercial component giving access to the upper podium commercial level and the residential tower. The residential entry is the main entry point but is also served by a second lobby at the upper podium level accessed from the laneway and Oxford Street. The commercial lobby is a secondary access point with the primary access from the upper level podium serving the main commercial floor. The commercial areas will be occupied by the Seventh Day Adventist Church who are the current owners of the site and are seeking the extent of accommodation presented in the scheme.
2. Built Form & Scale	Yes	*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 planning configuration responds directly to site constraints, separation and setback distances and possible future development to the east and north west. Living rooms and balconies are orientated toward view lines between possible future envelopes and away from possible future facades for privacy and outlook amenity. Setback distances to Cambridge Street are generally less than 6m as required by the DCP to provide for efficient apartment design with improved amenity and for expressive wrap around balconies. Given the context and exposed nature of Cambridge Street, there is no impact of this variation and it improves the architectural expression of the design.

		The building tower form to Cambridge Street is articulated into three distinct slender vertical elements to break the mass of this elevation and respond to the site configuration and podium form with curving wrap around balconies and expressed slab edges and overhangs to the end apartments that give it its principle expression. The centre core is expressed in a strong and simple form to accentuate the curved balcony forms and integrates the lift overrun and plant into the architectural modelling at the top of the building. End elevations present as slender vertical forms. The northern façade expression utilises groupings of balcony elements into slender vertical forms and are gathered within a frame rising as blade walls and curved planform arch at the top of the building. The tower is reduced to white in colour in aluminium cladding and render and relies on the expressive form and play of light and shadow for its architectural expression. The projecting slab edges to the lowest tower level when viewed from Cambridge Street allows the tower to be articulated or slightly "detached" from the podium. Dark grey aluminium cladding is introduced to elements of the podium to create a stronger base. At podium level, a landscaped covered area provides access from the laneway to the main commercial entry and secondary residential lobby and creates a void to Cambridge Street that aids in its activation. At the laneway, the podium covered area extends to the boundary but is open and has punched openings in the roof to create an open façade/colonnade effect whilst still providing building mass to allow the tower to set back and accord with the intent of the DCP. Lower planting allows for visibility through to the commercial entry and beyond assisting in activating the laneway. The scale of the podium is commensurate with the adjacent heritage item and its treatment has been considered to be respectful and sympathetic. We note the principal elevation of the heritage item is from Oxford Street. To the north and east, the podium generally extends to the boundary. This condition already exists, with the current building zero lot lined with the school site on all common boundaries to a height similar to that proposed. Future redevelopment of the school site as a commercial venture, due to economic viability, will likely also result in zero lot line podiums, therefore abutting the proposed development. This treatment of podiums is usual in business zones where commercial podiums are required and zoned for and is supported by the DCP. For further discussion of this point please refer to the Urbis report, statement of environmental effects and written and graphical responses to pre-DA and DEAP minutes.

3. Density	Yes	*"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."* [1] The development is approximately 130m walking distance from Epping Railway Station providing excellent access to public transport and lies centrally within the Epping commercial precinct. The allowable and actual FSR is 4.5:1 Density is therefore considered appropriate given the planning controls and is appropriate for the precinct. The design allows for excellent amenity to apartments with good access to sunlight and ventilation. End apartments have two large main balconies providing views in two directions that modify external weather conditions and includes wrap around balconies to the Cambridge Street frontage linking these. Apartment layouts are functional and efficient. The planning configuration responds directly to site constraints, separation and setback distances and possible future development to the east and north west. Living rooms and balconies are orientated toward view lines between possible future envelopes and away from possible future facades for privacy and outlook amenity.
4. Sustainability	Yes	*"Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability 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."* [1] 100% of apartments receive 2 hours sun between 9am – 3pm on June 21st and 70% of apartments under 10 storeys are naturally cross ventilated according with requirements of the Apartment Design Guide. Passive solar design has been carefully considered to maximise access to sun but also to exclude it in the summer months with slab projections, recesses, privacy screens and patterned glazing to the commercial areas acting as shading devices.

		Skylights are included to the main commercial space for added natural light. The building will include a selection of appropriate and sustainable materials, energy efficient appliances and incorporate other energy and water efficient devices appropriate to specification of the building and awareness of needs. Details are provided in the BASIX Report.
5. Landscape	Yes	*"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.* *Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating 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."* [1] A sunny, functional landscaped communal open space is provided at top of podium level for amenity of residents and includes a BBQ facility. Generous private open space terraces are also provided at this level. A variety of plant species are nominated and shade trees included to provide pleasant passive sitting areas. Planted screening is provided to prevent overlooking to the school and will create green edges to future redevelopment of adjacent sites. The upper floor level entry plaza includes landscaped planter boxes of various planting heights to soften the edge to Cambridge Street, allow visibility from the laneway and provide amenity for residents and workers. Landscaping to sandstone faced planter boxes integrated with the sandstone facing of the entry and new street trees significantly improves the Cambridge Street street scape. The body corporate will manage the maintenance of common areas to ensure their ongoing health & appearance. As required by SEPP65, aesthetic quality and amenity are provided through the well considered integration of landscape and architectural modelling. Refer to Landscape architect's documentation for further information and details.

6. Amenity	Yes	*"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.* [1] **Solar Access** The proposal achieves 2 hours (minimum) direct solar access to primary living spaces to 100% which complies with the 70%, 2 hour minimum guideline as per the Apartment Design Guide. **Visual and acoustic privacy** The design protects resident's ability to carry out private functions within all rooms and private open spaces without compromising views, outlook, ventilation and solar access or the functioning of internal and external spaces. Pedestrian and vehicle access to the site is easily recognisable at Cambridge Street level. Access from the laneway is more discreet but is functional for the use of residents and church employers and visitors. Lighting is provided to entry and common areas for safe after-hours access. **Apartment layouts, private open spaces** Individual layouts are fully functional, consistent with spatial recommendations of the ADG. Dwellings feature internal storage areas as per requirements of the ADG; all apartments are provided with additional storage areas in the basement for larger objects like sporting equipment, to the minimum volumes required. Balconies and terraces are linked to Living and Bedroom areas, and are of sufficient size to accommodate the required seating arrangements and comply with the requirements of the ADG. **Natural ventilation** 70% of units (26 out of 37 below 10 storeys) are naturally cross-ventilated (ADG guideline – 60%) The design allows for excellent amenity to apartments with good access to sunlight and ventilation. End apartments have two large main balconies providing views in two directions that modify external weather conditions and includes wrap around balconies to the Cambridge Street frontage linking these. Apartment layouts are functional and efficient.

7. Safety	Yes	*"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. "*[1] The proposed orientation of building, floor layouts and provision of balconies provide natural passive surveillance of public domain and common open space. Appropriate security arrangements are incorporated at pedestrian entry lobbies and access to common open spaces. All pedestrian areas are designed to provide clear sight lines and minimise potential for "hiding" places for attacks. Storage cages will be of chain wire partitioning to allow visual sight lines.
8. Housing Diversity and Social Interaction	Yes	*"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. "*[1] This proposed development consisting of 83 units with a mix of 1, 2 and 3 bedroom units will complement and extend the range, diversity and affordability of residential accommodation available in the area. The unit mix consists of 11 x one bedroom units (13%), 64 x two bedroom units (77%) and 8 x three bedroom units (10%). 10 accessible car spaces and 9 adaptable units are included within this development. Opportunities for social interaction are provided in lobby spaces, at the upper level laneway entry area and landscaped communal open space at top of podium level. See Access Report.

9. Aesthetics	Yes	*"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."*[1] The building form has been carefully considered and developed. The plan form is essentially simple however is articulated with steps and recesses in response to view lines and vistas, orientation to sun, separation and setback distances. The curvilinear expression of the Cambridge Street elevation responds to the curved boundary. Slender vertical forms are introduced in response to the draft DCP. The tower has been reduced to white in various materials to allow the expressive form to dominate but includes a darker podium base and warm inviting sandstone and timber entry lobby at Cambridge Street. The development of the design responds to DEAP comments. A detailed response to DEAP and pre-DA comments including an envelope analysis is included as part of this submission.

Mr. Ian Conry has been responsible for the design of the project since its inception and has commissioned on behalf of the applicant related professionals and experts in respect of the matter.