

SEPP 65 DESIGN VERIFICATION STATEMENT

WICKHAM WOOLSTORES MASTERPLAN, WICKHAM

MAY 2017 REVISION A



This SEPP 65 Design Verification Statement has been prepared on behalf of Investec Australia Ltd in support of a Development Application for the Wickham Woolstores Masterplan submitted to Newcastle City Council.

This report is intended to be read in conjunction with the masterplan drawings prepared by Tonkin Zulaikha Greer Architects, the architectural drawings for Woolstore 1 prepared by Fairweather Architecture and the associated consultants' reports.

We confirm that Tim Greer of Tonkin Zulaikha Greer directed the design of the masterplan that forms the basis of this Development Application and that the enclosed documentation is capable of achieving the principles set out in State Environmental Planning Policy 65 – Design Quality of Residential Apartment Developments (SEPP 65) and in the future can be designed with regard to the NSW Department of Planning and Environment Apartment Design Guide (ADG).

Tim Greer is registered as an architect in NSW (No. 5603) in accordance with the Architects Act 2003.



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APARTMENT DESIGN GUIDE

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.

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.

WICKHAM

Wickham is an area in transition, evolving from its light industrial past into a thriving urban village. Strategically located adjacent to public transport links, in close proximity to Newcastle CBD, as well as the local centres of Hamilton and Mayfield, it is an area with potential for urban renewal.

WICKHAM WOOLSTORES

The vision for Wickham Woolstores is an environment that embraces its industrial past, as a means of generating a viable future. The rich character of the site is defined by a compelling confluence of robust industrial infrastructure and a diverse local population. It is this unique sense of place that the Wickham Woolstores Masterplan seeks to nurture and engage.

At the core of this proposal is a mixed use philosophy; a forward thinking and sustainable urban approach that emphasises low impact, neighbourhood focused living. Wickham Woolstores will provide employment generating floor space, accompanied by a range of residential typologies suitable for a diverse cross section of the community.

Whilst the Wickham Woolstores are not within the current Newcastle Urban Renewal Precinct, together they form a significant site that can generate its own urban renewal vision.

URBAN PRINCIPLES

Using a long term, coordinated approach to the site allows the development to establish a fundamental set of urban principles. As a result, the public domain will be significantly enhanced with a series of new pedestrian through site links, a significant new park, as well as a small new laneway retail precinct showcasing local and artisanal produce. Together these will become the gathering spaces of the local community of residents and workers.

Wickham Woolstores will be a benchmark development within the locality that strives for high quality public space, nestled amongst a revitalised industrial backdrop, for living, working and creating.

EXISTING BUILDINGS + SITE

The site is dominated by 3 existing heritage listed woolstores. The buildings are architecturally similar, comprised of 4 storeys and feature distinctive masonry and concrete facades and sawtooth metal roofs. They are generally in a state of disrepair.

The site is level and subject to flooding. The southern portion of the site is dominated by the three woolstores, while the northern portion is currently open and used for storage.

The site has three substantial street frontages. The main address of the site is the southern frontage along Annie Street. Milford Street forms the western edge of the site and The Avenue the northern edge. Within the site, there is a series of laneways allowing vehicular access to the woolstores.

NEIGHBOURING SITES

The site is surrounded by a mix of uses. To the south and north west are predominantly one and two storey residential dwellings. To the west, a large existing woolstore has been previously converted into residential apartments. To the east are a series of one and two storey light industrial properties, while to the north east is a large fuel storage facility. There is limited interaction between the site and adjacent residential areas.

PROPOSED USES

The masterplan proposes to balance employment generating uses with new residential uses.

New residential uses are located in the western and northwestern portions of the site, to reflect the existing residential context of Islington and Maryville to the north and west.

Employment generating uses are concentrated in the eastern portion of the site in response to the adjacent light industrial sites along Annie Street. The masterplan has deliberately tried to locate a core of employment generating uses in one area instead of distributing this throughout the site. This has been done to create a concentration of activity and an identifiable precinct. The one exception is a pocket retail tenancy that addresses the new park.

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.

REGULATORY CONTEXT

The proposed built form and scale of the masterplan envelopes have generally been informed by the Newcastle LEP and DCP, as well as broader strategic plans for the area and the district.

SITE CONTEXT

The focus of the masterplan is the adaptive reuse and preservation of the significant woolstore buildings.

The woolstore buildings have a particular scale, articulation and street presence. The character of these buildings has informed the location, street alignment and scale of proposed new building envelopes on the site.

Building 4, located to the east of Woolstore 3, forms a new retail laneway of similar width to the existing laneways in order to maintain the urban rhythm. It is intentionally conceived to be lower in height than the existing woolstores. This is in part to allow for a clear view of the heritage sawtooth roof forms of the existing buildings on approach along Annie Street, and in part to provide better solar access to the new retail laneway, which is a key public space in the masterplan. Building 5 is located to the north of Woolstore 1 and, in an effort to create a cohesive urban form along Milford Street, its envelope adopts a similar height and plan proportion to the existing woolstores. It is separated from Woolstore 1 by a new roadway which is the primary east-west axis in the masterplan.

The public domain strategy of the masterplan is generated by the pattern of existing laneways that run between the buildings, which are extended to create through site links to a new park at the heart of the precinct.

It is envisaged that as the masterplan develops, due consideration will be given to building proportions and articulation, as well as defining key parts of the public domain.

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 an 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 density of the proposed Wickham Woolstores masterplan is comparable with other developments of a similar nature.

The masterplan aims to sustain new residential density through the provision of new public landscaping, commercial and retail floor space, as well as community uses. Furthermore, the location is within close proximity to public transport, harbour foreshore and a variety of employment centres, which are capable of sustaining additional use.

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 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.

SITE WIDE

Whilst subject to future detailed DA submissions, the key focus of the proposed Wickham Woolstores masterplan will be:

- sustainability in buildings
- sustainability in infrastructure and the public domain

BUILDING METRICS

A commitment to ESD principles is established through building orientation and the provision of open space between buildings. Further, indicative layouts in both the existing woolstores and in the proposed buildings have been arranged to incorporate both natural ventilation and access to sunlight.

Detailed sustainability initiatives will form a part of future staged DA submissions. The residential components of the masterplan will respond to SEPP65/ADG principles and be subject to BASIX assessments. Retail and Commercial components of the masterplan will be subject to NCC Section J compliance.

URBAN DESIGN

The development has considered the impacts of infrastructure within the design process and will allow for detailed development in future DA submissions of stormwater management, water sensitive urban design, transport and mobility.

The design of the public domain seeks to incorporate sustainability principles through plant species selection and WSUD.

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.

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 neighbour's amenity, provides for practical establishment and long term management.

PLACES FOR EVERYONE

The landscape by James Mather Delaney (JMD) Design consists of a series of shared laneways connecting to a large new park that contains a number of different activation zones. The range of spaces is intended to accommodate various events, gatherings and provide passive recreation for both local residents and workers.

VIBRANT PEDESTRIAN LANES

Visual corridors along through site links have been established to open up the precinct, allow pedestrian accessibility through out the site and to engage with the wider Wickham neighbourhood. It is proposed that feature trees will be planted on these axes to provide focal points, visual terminations and splashes of lush colour to accompany the industrial character of the existing architecture.

A new retail laneway is proposed for the eastern portion of the site and is a possible location for markets and outdoor dining.

GATHERING PLACE

The new park is located in the northern portion of the site. Pedestrian pathways ring the outside of the level lawn with perimeter tree planting to provide shade. The lawn is purposefully kept open and unplanned to allow for a variety of uses. Perimeter zones are intended to have a number of activation modes, including picnic and play facilities.

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 services areas, and ease of access for all age groups and degrees of mobility.

Good amenity is provided for neighbours and residents through appropriate setbacks, built forms and internal planning.

FUTURE AMENITY

The Wickham Woolstores masterplan seeks to provide good design amenity through the creation of positive living environments. Future detailed design DA submissions will focus on 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.

KEY MOVES

The orientation of the existing buildings has been considered and proposed new internal planning calibrated to maximise solar access to apartment living areas and the public domain. The existing laneway separation between Woolstore 1-2 and Woolstore 2-3 is in excess of the minimum recommended building separation in the ADG.

New buildings have been located to optimise solar access, provide new quality open space and minimise exposure to the fuel storage facility to the north east. The siting of Building 4 responds to the pattern of existing laneways along Annie Street, and while this is narrower than what would otherwise be recommended in the ADG, it does not affect the residential amenity of Woolstore 3 as Building 4 is lower, providing uninterrupted access to light and outlook for Woolstore 3. The siting of Building 5 takes advantage of an east-west aspect to provide solar access to the greatest proportion of apartments, while at the same time extending the dominant urban form of the existing woolstores and reconciling the vacant site at the corner of Milford Street and The Avenue. The separation between Building 5 and Woolstore 1 is in excess of that recommended by the ADG.

Landscape design has been utilised to provide a well connected precinct with substantial recreational space.

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.

CPTED PRINCIPLES

Crime prevention through environmental design (CPTED) will be carefully considered in the future design of all buildings and the public domain. The Wickham Woolstores masterplan would expect that detailed stage DA submissions will address the four principles of CPTED:

- natural surveillance
- access control
- territoriality
- space management

LIVE/WORK ACTIVATION

As a live/work precinct, the proposed development will generate activity during both the day (workers) and in the evening (residents) and lead to a high level of passive surveillance at all times of day.

THROUGH SITE LINKS

The introduction of through site links encourage movement through the precinct and reduce the number of concealed and dead end spaces on the site. This coupled with appropriate outdoor lighting of the public domain will improve the night time safety of the precinct.

ENTER HERE

Building entries are secure and well-lit, located either directly off the street or off the formalised through site links. Lines of sight are encouraged across the precinct, particularly from the park.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartments 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.

DIVERSITY

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OUTDOOR PLACES

Outdoor communal spaces offer opportunities for formal and informal play and socializing. A large new park is proposed for the northern end of the site. This has multi-purpose lawn with informal seating and groves of shade trees around its perimeter. A new retail laneway is proposed for the eastern portion of the site and is a possible location for markets and outdoor dining, provide ample opportunities for interaction between residents, workers and the broader community.

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.

CELEBRATING INDUSTRIAL HERITAGE

The site has a rich tapestry of existing industrial architecture. The proposed development recognises the inherent character and cultural value of the existing building fabric and looks to celebrate these buildings and enhance our experience of them.

TWINING OLD AND NEW

Significant existing buildings on the site are retained and adaptively reused. New lightweight insertions and additions in glass, expressed structural steel and profiled metal cladding are contrasted with existing masonry. This clearly defines the generations of construction and use.

SCALE

The proposed new buildings and additions are highly detailed, making them compatible with the surrounding 19th century and early 20th century buildings. They interpret the materials and composition of the surrounding residential and industrial context.