

SEPP 65 DESIGN VERIFICATION STATEMENT

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

58-68 Regent Street, Kogarah



Prepared on behalf of:

Quantum Group

Date: September 2017

Prepared by:

PBD | ARCHITECTS

PBD Architects & Project Managers Pty Ltd
ABN 36 147 035 550
Level 2, 52 Albion Street,
Surry Hills NSW 2010
Tel: 9698 8140 Email: info@pbdarchitects.com.au



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 revised Development Application.

SEPP 65 Design Verification Statement

The following statement has been set out according to the design quality principles as outlined in Part 2 of State Environmental Planning Policy No 65 - Design of Quality Residential Flat Development.

We confirm the accompanying documentation achieves the design principles as set out in the State Environmental Planning Policy 65 – Design of Quality Residential Flat Development and has been designed with regard to the Residential Flat Building Design Code.

A handwritten signature in black ink, appearing to read 'P. Buljevic', with a stylized, cursive script.

Paul Buljevic
Director
Registered Architect NSW, No. 7768

Site Description

The subject site known as 58-68 Regent Street, Kogarah is approximately 130m east from the intersection of Gladstone Street and Regent Street. The development site is supported by public transportation of train station and bus stops within a 350m radius of the site, and possesses a unique opportunity to invigorate the surrounding residential neighbourhood due to its location. It offers proximity to public and private transportation network whilst being walking distance of shops, schools and other public amenities.

The site consists of the amalgamation of six (6) allotments consisting of single storey residential dwellings. The zoning of the area has recently been up-zoned to encourage high density residential living.

The site is irregular in shape and forms a triangular corner junction between Regent Street and Stanley Lane. The site has a street frontage along Regent Street with vehicular access via Stanley lane. The approximate dimensions of the site are shown in Image 2 below.

The surveyed site area is 2016m²



Image 1 – Aerial view of subject site and existing context



Image 2 – Approximate dimensions of the subject site



Image 3 – Sketchup aerial view of proposed development and existing context + approved development at 70-78 Regent Street

Being within easy walking distance to shops at Railway Parade and public transport, the site possesses sound exposure towards the north east for winter sunlight and cooling summer breezes.



Photo 1 – Subject site No58-68 residence from Regent St, Kogarah (viewed from Southeast corner of subject site)



Photo 2 – Part of subject site 58 Regent Street looking from corner of Stanley Lane (looking east)



Photo 3 –View of subject site from Stanley Street (looking west)

Surrounding Context

The surrounding neighbourhood is comprised of predominantly older style single dwelling houses with this site, and larger scaled flat residential building to the east of the subject site. Adjoining proposed development also reflects the growth of the area for a high density living.



Photo 4 – Photomontage of proposed residential development to the east of subject site (70-78 Regent Street)



Photo 5 – View of 11 storey development 21-31 Princes Highway to the east of subject site from Regent Street

Cafes and amenities can be found in close proximity as well as shopping village facilities. Bus stops are conveniently located along Regent Street, which are within 100m distance.

Within the vicinity of the subject site is Kogarah Train Station, shops, medical centres and schools.



Photo 6 –Kogarah Train Station and shops on Railway Parade



Photo 7 – Local shops on Regent Street leading towards Kogarah train station



Photo 8 – Kogarah Highschool located 120m west from subject site

Given the above mentioned contextual parameters the site is well suited to its existing residential use with a well-designed apartment building contributing positively to the residential atmosphere of the neighbourhood.

Design Proposal

The Development Proposal incorporates:

- Demolition of six existing single storey residences on site including an and associated outbuildings.
- Construction of a 12 storey residential apartment building consisting of 96 apartment units over 2 basement car parking comprising a total of 84 car parking bays catering to residents and visitors including accessible car bays with main carpark entry via Stanley Lane.
- Construction of 96 residential apartments comprising of the following mix, inclusive of 10 adaptable units.

Apartment Mix	No.
1 Bed	16
2 Bed	69
3 Bed	11
Total	96

Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

- The site is bounded by Regent Street to the south, Stanley Lane to the north and west, the immediate neighbor to the east is a proposed 11 storey residential development.
- The proposed development responds to the newly adopted planning controls, which has been zoned-up to encourage high density living. 96 apartments will assist in activating of the street and provide new amenities to local businesses and residents.
- The building will be setback with deep landscaped zones to the north and south of the site and will add to the uniformity of the existing neighbourhood by providing a continuation of landscape elements along Regent street. The landscaped courtyard zones are intended to create an appropriate transition between the site and the public domain while providing a green buffer zone to increase privacy to ground floor units.
- A significant number of native vegetation will be incorporated into the landscape design within the development to merge the proposed building and vegetation subtly into the surrounding scenery.
- A balanced palette of materials and a well-proportioned building form will ensure a sophisticated integration of the proposed building into the existing context.



Image 4 – View of proposed development from Regent 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 the 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.

- Surrounding buildings vary predominantly older style single dwellings and recently proposed 11 storey residential flat buildings adjacent to the subject site.
- The built form has been developed through careful analysis of the site: its orientation, prevailing breezes, views and pedestrian and vehicular movement. In conjunction with this analysis the apartments have been designed to provide an exemplar solution for street activation, access, privacy, natural light, ventilation, sound attenuation and outlook for the future residents.
- Curved form in the façade allow an elegant transition between the corner edge and the setback from Regent street, and furthermore softens the scale of the building.
- The building contains two levels of basement car parking accessible off Stanley Lane allowing easy undercover access to all apartments. This secure car park is accessed via swipe card within the setback median strip area.

- 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 merges subtly into the surrounding scenery.
- Accordingly, the proposal responds well to the topography and greater urban context of the neighbourhood and the envisaged future character of the locality.



Image 5 – View of subject site from Regent Street

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 proposal incorporates the following elements which contribute to an appropriate built form for the site and its context:

- The residential development provides high density urban housing and comprises 96 apartments on a site area of 2016sqm, with 8055sqm gross floor.

- Comprising 11 x 3 bedroom apartments, 69 x 2 bedroom apartments and 16 x 1 bedroom apartments, the proposal reflects market demand in relation to typologies and living patterns
- The density of the development is considered sustainable within the existing availability of infrastructure, public transport, community facilities and environmental qualities of the site
- As such the proposal provides an appropriate density for a residential development in the future envisioned context

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.

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:

- The residential development provides high density urban housing and comprises 96 number of the apartments on the typical levels.
- 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 1 to 4, Level 5 to 8 and Level 9 to 11 to minimize structural transfers and false ceilings.
- A number of bathrooms are naturally ventilated and all others will be mechanically exhausted to the façade or roof.
- Appropriate overhangs, awning and screening as required to the northern & western/eastern façades.
- Water storage and on-site detention tanks are integrated into the proposal.
- Energy efficient appliances and fixtures as part of the internal fit out to minimize water consumption of resources.
- Centralized gas hot water system
- Carparking at Basement levels are provided with mechanical louvres for fresh air intake.

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

- All apartments house generous balconies or terraces positioned to flow from primary living spaces and take advantage of orientation and outlook
- The courtyard apartments benefit from perimeter planting which help the development merge with its landscaped surroundings and improve amenity/ outlook for future occupants (the type and location of this form of landscaping requires minimal maintenance and contributes to the distant streetscape presentation of the proposal)
- 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
- Deep soil landscaping of various levels along north and south of the site will aid in the filtering of views to and from the proposed development.
- Within the setback from Regent street and Stanley Lane, a series of garden beds and new street trees provide screening to the private open spaces. The street character is dominated by the vegetation allowing a contextual and environmental fit.
- The rooftop communal courtyard on level 12 provides a series of landscaped space, this includes a communal area with associated seating, BBQ and shaded structure.



Image 6 – Rooftop communal open space

Principle 6: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook 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
- Adequate day lighting and solar access for all rooms within the apartments
- Carefully considered privacy measures to any balconies and bedroom windows facing adjoining properties
- Our solar study has indicated that 77% of the apartments achieve over 2 hours solar access at June 21. Please refer to Solar Access Report prepared by our PBD Architects DA601-3.
- The communal open space is located on Level 12 in the form of a rooftop recreational garden, it allows for direct and secured access from main lifts lobby and provides good views towards all directions of the site.

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.

- A clearly identifiable main building entrance and a generous open entry area allowing 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 areas
- Secure basement car parking provided with keyed access. Four fire stairs at both of each split-level carpark 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.
- The communal space is located on level 12, offering a more privacy for the residents and have a safe and accessible path to and from the units.



Image 7 – Pedestrian entry from Regent Street



Image 8 – Vehicular access from Stanley Lane (north boundary)

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 elevations are varied in expression and designed primarily 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 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. 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 common areas. In addition, 20% of the units have been designed to meet the Silver Level livable standards.
- Communal open space facilitated with BBQ, seating area and well-designed landscaping provided on site encourage social interaction amongst the residents as well as the neighbouring community.
- The site is located within close proximity to necessary facilities including public transport, supermarkets, educational and leisure facilities as well as schools and healthcare, including the following:
 - Shops, amenities, banks, supermarkets ALDI and post office adjacent to the train station on Railway Parade.
 - Health: Medical Centres and pharmacy within Kogarah commercial precinct.
 - Restaurants & Cafes in the vicinity around the neighbourhood.
 - Recreational: Hogben Park
 - Education: Kogarah High School and Kogarah Public School
 - Childcare/Preschool: St George Bank Child Care Centre and St Paul's Child care Centre
 - Transport: Kogarah train station – 350m walk from the subject site, Bus stops on Regent Street with routes to city and other suburbs.

Principle 9: Aesthetics

Good aesthetics require the appropriate composition of building elements, texture, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

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 are varied in expression and designed primarily 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.
- Scale and massing is broken down by horizontal and vertical banding which articulate and differentiate the façade and its uses. This, coupled with the natural material palette creates an elegant and contemporary design.
- The street frontage has an articulated façade with setbacks, glazing and a mixture of screening elements and architectural details.
- Colour and material selections has been made to create seamless transitions between inside and outside and allowing the development to subtly blend with its surrounding neighbourhood.
- A varied landscape colour palette will respond to these colours along with the existing vegetation colour scheme.
- A series of curved balconies facing Regent Street are designed to carefully integrate the proposed development into the neighbouring sites and streets. Curves soften the corners of the Stanley and Regent Street and allow sleek transitions between corners and setbacks. This creates a high level visual interest to the street, as an iconic building within the area.
- An interplay of light and shade through various reveals, planes and recesses will assist to break down the massing of the buildings.
- 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.



Image 9 –View of western façade



Image 10 –View of northern façade