

Design Verification Statement

Residential Development

2-10 Stanley Street

Kogarah

13th October 2017

SEPP 65 relates to all residential flat buildings which have three or more storeys, and four or more self-contained Units. The proposed development has 10 storey, four basement carpark and 87 residential Units. The SEPP therefore applies to this proposed development. A Design Philosophy statement has been included in the Statement of Environmental Effects that accompanies this submission

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1.0 General Approach

The general design approach to the building has been influenced by the following factors:

1. Site orientation & passive ESD principles.
2. Existing streetscape
3. The future architectural language of the area & urban design as outlined in Kogarah City Council's North Precinct – Draft Urban Design Strategy.
4. High level of amenity and a flexibility to suit various living patterns to achieve Design Excellence
5. Existing site constraints.

Principle 1 | Context and Neighbourhood Character



Figure 1: The subject site shown within a yellow fill and black outline.

The site is known as 2-10 Stanley Street. It is located to the west of Regent Lane between Stanley Street and Stanley Lane. The subject site is currently occupied by one to two storey residential units and is composed of Lots 47-52, Sec B in DP 1397.

The site has three street frontages, main frontage towards Stanley Street (North) of 48.77m and other two being at Regent Lane (East) of 33.53m and Stanley Lane (South) of 48.77m. The site area is a total of 1634 m². The site has a variable fall from west to east and minor fall from south to north on the regent lane.

2-10 Stanley Street falls under R4 – High Density Residential Zone under Kogarah City Council LEP 2012. The site is addressed in the Kogarah North Precinct - Urban Design Strategy to high density neighbourhood to adapt to the transformation of the area.

The site sits comfortably within its context of residential neighbourhood. The site is surrounded by one to two storey residential dwellings to the north and south and west. To the east are seven to ten storey residential apartments. The development proposes to demolish the existing dwellings on the site, excavate and erect a ten storey residential building with four basement carpark.



Figure 2: Existing dwellings on 2-10 staley street, proposed to be demolished.

The location of the site is ideally suited for a residential development due to its close proximity to public transport, schools, college, parks, shopping centre and restaurants. The location is well serviced by arterial roads such as Princess Highway to the east and it is within the 800m of Kogarah Train Station.

Residents have flexible access to nearby amenities and public buildings and parks. The location of the site makes it suitable for multi way access to other suburbs as well as the Sydney International and Domestic airports are 10 minutes drive away. Main public transport services are closely situated. Kogarah Train Station is 10 minute walk away from the site.



Figure 3 Corner of Regent Lane and Stanley Street.



Figure 4: View of Stables Lane from Regent Lane.

To maintain the required Solar Access, proposed building's bulk and scale has been determined to allow solar access. The setbacks have been governed by the Kogarah North Precinct Draft Urban Design Study. A setback of 5.0 m to the balconies is provided from ground level to level 3 as required by the typical street section on page 27 of the Kogarah North Precinct Draft Urban Design Study. The balconies to Levels 4 and above have been setback a further 3.0 m from the levels below, which is a total of at least 8.0 m from main Stanley Street frontage.

The proposal to develop the site residential use will greatly enhance the quality and amenity of the streetscape and make a positive contribution to the growing community within the emerging neighbourhood. It responds positively to the requirements of Kogarah Council's North Precinct, Draft Urban Design Study.

Principle 2 | Built Form and Scale

The height limit of the site is 33m.

The bulk and scale of the proposed building has been kept within close guidelines with the zoning strategy proposed by Kogarah City Council for North Precinct. The proposal responds to the massing requirements of 10 storeys.

Careful consideration has been taken in the modelling of the proposed building's bulk & scale to maintain adequate and complying solar amenities to the current and future neighbouring building forms. Furthermore, adequate and compliant building separation has been carefully adhered to.

In achieving the desired result of a design that considers appropriate built form and purpose the following characteristics have been made:

- The massing of the building seeks to optimize the environmental opportunities and

constraints of the site.

- Setbacks to the building serve to provide a buffer between the public and private realms & adjacent buildings.
- Cross ventilation is achieved in the units through cross through unit building arrangement.
- Care has been taken to provide interest to the facades through modelling and material selection.
- Large glazed openings for maximum solar access provide transparency to the built form.

It is considered that the proposed built form is sympathetic to both the human scale and to its broader environmental context and responds to the overall requirements outlined in Draft Urban Design Strategy.

Principle 3 | Density

An appropriate density is proposed for the site, with private and public open space provided.

The FSR set for the site by Kogarah City Council is to 4.0:1. Given the site area is 1634m², the permissible GFA is 6536m². The proposed total gross floor area of the development is 6535m². The resultant FSR therefore complies with Council's requirements for the site.

The private open space offered to each dwelling by way of balconies is generous ranging from 10m² to 25m². In addition to this, communal open spaces on level 10 is provided for the use of all residents.

The ADG requires that 25% of the site is to be dedicated to communal open spaces. A total of 633 m² is proposed on level ten. Thus the COS provided for 1634m² sit area is higher than the requirement of 409 m². Therefore, complying ADG requirements.

Planters on roof levels provide softening to the building exterior and diminishes visual impact.

The proposed unit mix is as follows:

Residential Unit Type

1 Bedroom dwellings	28	(32%)
2 Bedroom dwellings	59	(68%)
Total Units:	87	(100%)

The density achieved is considered to be appropriate within the future urban and social context of this site. Its location in close proximity to transport links and numerous retail, commercial, and recreational facilities suggests that the proposed density is both sustainable and compatible with the nature of likely future development and property values.

Principle 4 | Sustainability

The building has been designed with due regard to environmentally sustainable design principles and aspects as outlined in the following points:

- The majority of the proposed apartments have their living areas and private open space orientated towards the north, east and west to maximize solar access. Cross ventilation limits the degree of artificial cooling required in summer, achieved through the open plan unit layouts and the provision of windows on opposite facades of the building.
- The use of masonry walls and concrete floor construction serves to regulate interior temperature fluctuations. Generous windows minimize reliance on artificial lighting in the interiors.
- Durable, low maintenance materials have been chosen for the development, including rendered masonry, aluminum doors and windows and concrete paving.

An energy efficient assessment of the units has been undertaken under the BASIX Report by Damian O'Toole Pty Ltd.

Principle 5 | Landscape

The balconies or courtyard areas provided for each unit are accessed directly from the principal living areas of each apartment. Large openings link the interiors with the private external open spaces. The private open spaces to the apartments, have opportunities for planter pots and individual landscaping.

Proposed planting consists largely of natives to minimise water requirements. A Landscape Plan has been prepared by Canvas Landscape Architects and forms part of this Development Application submission.

Principle 6 | Amenity

The proposal offers a high degree of amenity to its residents and employs environmentally sustainable design principles in both the unit designs and the common areas.

Unit Layouts

Unit sizes are compliant with current SEPP 65 and the Apartment Design guide of 50 m² for one bedroom units and 70 m² for two bedroom units.

All the bedrooms are of adequate size for a queen and or double bed if desired. Ceiling heights are the required 2.7m minimum and surpass the required 2.4m in the Building Code of Australia, with a floor to ceiling height of 2.7m.

Most master bedrooms include an ensuite and built in wardrobe, and many units incorporate a study/communications area in the plan. Planning configurations are flexible and easily adaptable to cater for changing patterns in the built environment.

Unit Storage

All the units have been provided with compliant storage areas, with minimum of 50% inside the units. Built in wardrobes in all bedrooms and built in cupboards in the hallways and / or living spaces provide adequate storage for the units, with additional storage available for residents' use in the basement car parks for larger items, including resident bicycle storage.

The floor plans are efficient, with little space required for access corridors. All units enjoy open plans with cross ventilation to limit the degree of artificial cooling required in summer, as well as generous living areas and private outdoor spaces that take advantage of the winter sun.

Visual privacy is achieved between units through the use of blade louvres. All common walls in units will be built to the standards required for acoustic privacy in the Building Code of Australia. The configuration of units within the building also serves to maximise acoustic privacy between dwellings.

Lift Access

Lift access is provided from the basement car park levels to all levels of the building, offering equitable access for all ages and degrees of mobility.

A total of 9 adaptable units and total of 18 livable units have been provided within the development. They are located on most levels. These units are one level in configuration and feature lift access from the car park. The main residential entry on ground level off Stanley Street is provided with access of stairs and ramps.

An access report has been prepared by Vista ACCESS Architects to form part of this Development Application.

Visitor and resident car parking is clearly demarcated on the drawings.

Waste Disposal

The waste collection will occur at Basement 1 and entry is provided via secondary street, Regent Lane which on the eastern boundary and not from the main streets.

A garbage chute has been provided on every level. The garbage chutes exit at the Basement 1, where the garbage can be sorted via a mechanical system to allow a chute to divert to an empty bin once it's full.

A Waste Management Plan by Elephants Foot has been provided as a part of this submission.

Principle 7 | Safety

The development of the site for residential purposes greatly increases the security of the area through providing streetscape activity and casual surveillance. Upper level balconies will further increase passive surveillance levels over Stanley Street.

Adequate lighting will be provided for the site access points, such as car park entry and main entry pathways. Security roller door access to the car park, intercom entry to the lobby areas and access to the residential levels via the use of security passes will serve to ensure that the internal security of the residents is maintained at all times. There is no opportunity for concealment within lobbies or the car park areas.

Principle 8 | Social Interactions

In accordance to Council's future outlook for the North Precinct, the site being located in the midst of mixed residential development and around various amenities serves the proposed density cater appropriately for the varying demographics of the neighbourhood.

A variety of unit types have been provided within the site, ranging from one to two bedroom units. A range of users is thereby catered for to suit the varying demographics of the neighbourhood and thus enhance the ongoing development of the precinct with higher density development.

The site is well located for employment opportunities, being close to the commercial, retail areas and nearby restaurants. The increased density afforded by the development will serve to attract more people to the area and increase patronage of the local retail, restaurant, educational and commercial facilities.

Principle 9 | Aesthetics

The development seeks to make a high-quality contribution to the aesthetic amenity of the area with careful detailing and quality finishes.

The materials used include rendered masonry, aluminium doors, vertical windows and metal feature wall cladding to the residential entries, and roof forms, external aluminium and glass balustrades to all balconies. Contrast and definition to the façade is achieved through the material and finishes schedule as well as accent colours to the framed balconies on the lower levels of the development.

Conclusion

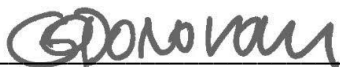
The achievement of the SEPP65 guidelines may be assessed by examining the compliance with the planning guidelines contained in the Apartment Design Guide (ADG) issued by Planning NSW. The ADG provides a summary of “best practice” design parameters for residential apartments in NSW. The compliance with the ADG may be viewed within the Statement of Environmental Effects which forms part of this submission.

In conclusion, I, George O’Donovan, verify that as a Registered Architect, with the NSW Architects Registration Board (Registration No. 6763) have directed the design of the development of this project. I certify that the design has been developed in accordance with the nine design principles outlined above.

In conclusion, I believe the proposed development satisfies the matters under Section 79C of the Environmental Planning and Assessment Act, 1979 and is generally in accordance with the general guidelines and recommendations contained in Kogarah City Council’s North Precinct, Draft Urban Design Strategy planning policies.

As demonstrated in the Statement of Environmental Effects, prepared by City Plan Services, the proposal will not result in adverse environmental impacts to nearby streetscapes, external appearance of the building or on the amenity of nearby residents and is viewed as a positive contribution to the current location.

Due to the number of dwellings on the site and the need to provide individual identities to the units, a palette of colours has been chosen from which varying combinations will be employed. This will result in visual variety whilst maintaining the overall aesthetic harmony of the development.



13th October 2017

George O’Donovan
Registered Architect NSW 6763