



## **SEPP 65 DESIGN VERIFICATION STATEMENT**

### **PROPOSED RESIDENTIAL FLAT BUILDING AS PER AFFORDABLE RENTAL HOUSING SEPP 2009**

**29 October 2015**

**Project Site Address**

**46-50 Hoxton Park Rd, Liverpool, NSW 2170**

**Prepared on behalf of  
HOXTEN PARK P/L**

**Prepared by**



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We confirm that Mr Ghazi Al Ali of Ghazi Al Ali Architect directed the design of the enclosed development application, which is represented by drawings (indicated below all Issue A) and that Mr Ghazi Al Ali is registered as an architect in NSW (registration No. 7542) in accordance with the Architects Act 1921.

#### LIST OF DRAWINGS

A 0000 TITLE PAGE	A 1203 LEVEL 02
A 0010 BASIX COMMITMENTS	A 1204 LEVEL 03
A 1000 SITE ANALYSIS	A 1205 LEVEL 04
A 1010 SITE PLAN	A 1206 ROOF PLAN
A 1050 GFA CALCULATION	A 1300 SHADOW DIAGRAM 9.00AM
A 1051 SOLAR ACCESS DIAGRAM	A 1301 SHADOW DIAGRAM 12.00PM
A 1052 CROSS-VENTILATION DIAGRAM	A 1302 SHADOW DIAGRAM 3.00PM
A 1053 INFILL AFFORDABLE HOUSING	A 1500 ELEVATIONS
A 1100 SURVEY PLAN	A 1501 ELEVATIONS
A 1101 DEMOLITION PLAN	A 1600 MATERIAL SCHEDULE
A 1150 STREETScape ANALYSIS	A 1601 MATERIAL SCHEDULE
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A 1201 GROUND FLOOR PLAN	A 1701 DRIVEWAY SECTION
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We confirm that the enclosed documentation achieves the design principles set out in State *Environmental Planning Policy 65 - Design Quality of Residential Flat Development* and has been designed with regard to the publication *Apartment Design Guide 2015*.

Review of the proposal in terms of the Nine Principles of SEPP 65 by Ghazi Al Ali Architect.

#### 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.*

The site is located at 46-50 Hoxton Park Rd, Liverpool and comprises of Lot 103 on DP 594256 and Lot 9 on DP 26897. The site is situated on the south of Hoxton Park Road in the local government area of Municipality of Liverpool, approximately 36 kilometres west of the Sydney central business district, close to the T-Way system and Liverpool Town centre.

The site is surrounded by a mix of residential uses, which primarily consist of single and two-storey brick dwelling houses. To the west, to the east and to the South the site is surrounded by mostly 1-2 storey brick dwellings whilst crossing the street to the north is the Woodward Park.

The building contributes to the context by a well set-back and predominantly landscaped 3-storey podium approach to the street and recessive 2-storey contributing to the overall presentation to the street and surrounding area.

The northern façade of the building is aligned with existing setback along Hoxton Park road.

All the area is in transition from low density residential to high density residential so the proposal seeks to comply with the LEP controls to emphasize the desired future character of the area

## 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.*

The bulk and height of the building is considered appropriate to its current and future desired context. It also achieves an adequate relationship between the existing neighbouring properties.

In the near future, no. 46-50 Hoxton Park Road will not be the only residential flat building in the surroundings, and consequently, as encouraged by the Council's controls, there is a further potential for a number of other similar buildings to be developed within this area.

As shown in *Figure 1 – Streetscape Analysis* there is an already approved development on no. 42-44 Hoxton Park Road, next to proposed development site.



*Figure 1 – Streetscape Analysis*

Liverpool City Council's future vision for this area is buildings at a maximum height of 15m. The proposed design corresponds well to the existing buildings as well as the future vision. The design features appropriate scale and uses of material which reinforces the articulation of the building and achieves an appropriate residential height, consistent with other existing residential buildings in the specific area and with the desired future height of the area.

The height, bulk and placement of a proposed development on site achieve a positive response to fundamental principles including continuation of the defined street front façade setting exhibited in adjacent buildings.

The proposition strongly relates back to the provisions of LDCP 2008 as well as considering the FSR, setbacks and height controls in LDCP 2008 and LLEP 2008.

The landscape has been designed to deal with the privacy issues at the main frontage facing Hoxton Park road and the rear and side setbacks of the development by implementing natural visual screens to maintain amenities of the surrounding buildings.

## 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.*

The proposal provides a sensible response towards the street alignment in order to achieve a reasonable and appropriate density to the site and its surroundings in comparison with statutory controls of the LLEP 2008. The proposal provides a balanced number of cross-through units facing north, northwest and southeast façade exposure.

Front setback, side setbacks and large communal open space at the back create a pleasant airy amenity and provide a pleasant breakout space for all occupants.

Setbacks to the boundaries have been applied in line with the existing streetscape as well as LDCP 2008 provisions so the development suitably achieves the desired density. The development meets the requirements of the FSR, with a total FSR of 1.50:1 (compliant under SEPP-Affordable Rental Housing-2009).

#### **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.*

The proposal aims to use the utmost amount of renewable energy and provide an environmentally friendly development. Moreover, there is a set of guidelines the residents must abide by with regards to the overall sustainability of the building.

Materials have been selected for their low embodied energy and maintenance characteristics. Low use lighting and appliances have been selected. Low water use fixtures and appliances have also been selected. The landscape design features massive planting and trees capable of holding the moist during dry day minimising the need for watering. The deep soil indicates the use of high trees that also bring a natural environment into existing blocks of brick and concrete. Thus, solar access contributes to the overall thermal comfort in the winter, allowing for natural light to warm up the residence, and thus minimising the need for cooling in summer due to the use of passive controls through vegetation and external louvres.

In addition to the above mentioned the entire development has been thoroughly assessed by an independent thermal energy assessor in order to achieve 7.0 stars ratings for the entire building and also adequate ratings for any of the communal facilities and lobbies. Hence, the development can be considered contributory to the society by minimising the trace on the natural environment.

#### **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.*

The landscape design has been prepared in coordination between the architect and Michael Siu Landscape Architect. The landscape design features comprehensive new native plantings and big canopy trees. The landscape design and vegetation was implemented all around the perimeter of the building to increase the desirability of the area as well as in the communal open space. The landscape design also deals with the privacy issues by implementing natural visual screens to maintain amenities of the surroundings.

In the development 23.66% of the total site area will be landscaped area and 22.93% of the total site area will be deep soil.



## 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.*

The design features a high proportion of north and north-west facing apartments. The vast majority of the apartments face both facades. Natural ventilation and natural day lighting add to the amenity and reduce reliance upon mechanical equipment. The use of vegetation in the setbacks on ground level and in the private open spaces, are very effective.

Planning within the dwellings achieves separation of the more active living spaces from the passive and active use room. Abundant private open spaces combined with generous communal open spaces are to offer a variety of passive and recreational opportunities. Walls between the apartments and those enclosing communal and service areas shall meet the Building Code of Australia requirements.

Ground floor units will benefit from large private open spaces as well as patios to the rear and at the front. Dwellings on upper levels will profit from large balconies and verandas with ample solar access as well as cross-ventilation given the two-aspect orientation of these dwellings.

## 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.*

The proposal incorporates suitable definition of the public, communal and private domains. Entry to the communal space within the site is controlled by the main security gate at the building entry. Communal spaces are well lit and benefit from passive surveillance.

Basement car parking is also secured with an intercom system in place.

The communal open space to the South creates a pleasant domain for all the family activities and minimises the safety and security issues as it is located at the rear of the property and is protected by an intercom security system that allows only pass holders to access.

## 9. HOUSING DIVERSITY AND SOCIAL INTERACTION

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

The proposal features a variety of 1 bedroom, 2 bedroom and 3 bedroom apartments. The diversity of the apartments offers accommodation to meet the demands of many different occupants across the multiple levels of prices.

The affordability was evaluated by introducing a larger number of 2 bedroom apartments to support the market movements and preferences. The proposal is considered to offer a well balanced mix of accommodation that shall translate to an equally represented group of residents which will result into an outcome of high desirability and diversity.

## 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 built form proposed is a suitable response to the current context and desired future character of the area. It is suitable through the following points. The future character and especially its immediate neighbour satisfied the design review panel. These issues raised have been applied to this site.

Through the aesthetics of the building two main areas are highlighted – the lower 3-storey base of the building and the upper recessed part consisting of 2 storeys. The lower part is represented by rough finished granosite façade with the distinct white-rendered frame facing Hoxton Park Road. Balconies on the lower part have solid railings and operable louvres, which both enhances aesthetics and practicality. The use of grey rough finished granosite with indents for the upper part of the building complements the built form below and makes the top part inflict less visual impact. The voids in the roof with rafters and steel railings make the top part of the building look lighter and modern.

In terms of materials a fluid combination of traditional and modern materials creates a vibrant appearance although respectful and decent to the suburban presence in that the future character consistent both in appearance and built form. The use of modern white and brown render and building form is in juxtaposition to more traditional granosite and classical metal railings. This combination makes an appropriate transition from traditional to modern.

Operable louvres in the design of the building gives visual privacy and security to the occupants whilst landscaping areas at the main frontage and at the side and rear setbacks provide better amenities to the building which substantially improve the appearance of the area.

Finally, the proposed development possesses strong vertical lines and soft horizontal screens. These elements contribute for a high aesthetic and highlight the beauty of the design consistently throughout its rise. The choice of materials, colours and shape complement the overall aesthetic appeal.

Ghazi Al Ali  
Director



GHAZI AL ALI  
ARCHITECT