



## SEPP 65 APARTMENT DESIGN STATEMENT

### PROPOSED RESIDENTIAL FLAT DEVELOPMENT

Project Site Address  
129-131 Memorial Avenue, Liverpool

Prepared on behalf of  
**Ishrat Kathia**

Prepared by



**GHAZI AL ALI**  
ARCHITECT

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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

A0000 TITLE PAGE	A1301 ELEVATIONS
A0001 BASIX COMMITMENTS	A1302 ELEVATIONS
A0002 BASIX COMMITMENTS	A1401 SECTION AA
A0020 UNIT SCHEDULE	A1402 SECTION BB
A0021 AFFORDABLE UNIT SCHEDULE	A2001 GFA CALCULATION
A1000 SITE ANALYSIS	A2010 SOLAR ACCESS DIAGRAM 2D
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A1030 MAXIMUM BUILDING HEIGHT 3D	A2020 CROSS-VENTILATION DIAGRAM 2D
A1050 STREETSCAPE ANALYSIS	A2030 LANDSCAPE CALCULATION
A1100 DEMOLITION PLAN	A2040 STORAGE DIAGRAM
A1201 BASEMENT PLAN	A2101 SHADOW DIAGRAM 9AM 22 JUNE
A1202 GROUND FLOOR PLAN	A2102 SHADOW DIAGRAM 12PM 22 JUNE
A1203 LEVEL 01 PLAN	A2103 SHADOW DIAGRAM 3PM 22 JUNE
A1204 LEVEL 02 PLAN	A2150 SHADOW DIAGRAM 3D 22 JUNE
A1205 LEVEL 03 PLAN	A2201 MATERIAL SCHEDULE
A1206 LEVEL 04 PLAN	A2202 MATERIAL SCHEDULE
A1207 ROOF PLAN	

We confirm that the enclosed documentation achieves the design principles set out in State *Environmental Planning Policy 65 – Apartment Design Guide* and has been designed with regard to the publication *Residential Flat Building Code*.

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 subject site is located on the north side of Memorial Avenue, Liverpool and is comprised of 2 allotments; Lot A & B, DP 385460 and Liverpool-Parramatta Transitway on the East. The subject site is approximately 1.2km to the Liverpool Town Centre.

The immediate area is generally characterised by single and double storey detached dwellings.

## 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 proposal comprise of the demolition of the existing structure and the construction of a five storey residential development with associated basement parking.

The bulk and height of the building is considered appropriate to its current and future context and achieves a suitable relationship between the existing and future neighbouring proposals; with a 5-storey apartment development being proposed on the subject site.

Liverpool City Councils future vision for this area is building at a maximum height of 15.0m. The Proposed design features appropriate scale and use of materials which reinforces the articulation of the building and achieved an appropriate desired future height of the area.

The landscaped area has been designed to deal with the future privacy issues the side and rear setbacks to the development by implementing natural visual screens to maintain amenities of the surrounding buildings.

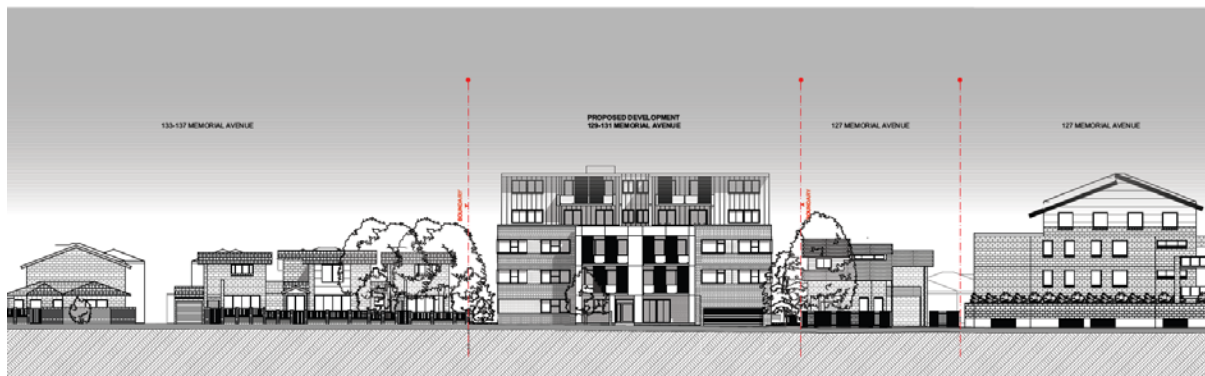


Figure 3: Streetscape Analysis along Memorial Avenue



### 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 proposed development falls within the R4-High Density Residential planning zone and provides a great response towards the street alignment in order to achieve a reasonable and appropriate density to the site and its surroundings.

Setbacks to the boundaries have been applied in line with the existing streetscape as well as the Apartment Design Guide provisions so the development suitably achieved the desired density. The development meets the requirements of the FSR, with a total of 1.5:1 which is 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. Materials have been selected for their low embodied energy and maintenance characteristics. Low use lighting and electrical appliances have been selected as well as low water-use fixtures and appliances. This reduces both the initial and the ongoing energy and resource consumption of the building throughout its lifetime.

Solar access is achieved to 71.9% of the units with priority given to living areas, providing a level of overall thermal comfort that is compliant during the mid-winter and in excess through other parts of the year.

Cooling, on the other hand, is passively provided through adequate openings in all habitable rooms and unit layouts that allow and promote 78% cross ventilation.

In addition to the above, the entire development has been thoroughly assessed by an independent thermal energy assessor in order to achieve the highest possible rating for the entire building as mentioned in the BASIX report submitted with the application.



## 5. LANDSCAPE

*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.*

The landscape design has been prepared in coordination between the architect and Concept. The landscape design features comprehensive new native plantings and vegetation implemented in all communal open spaces and within the setbacks. The landscape also helps provide privacy primarily for the street-facing units on the lower floors by serving as natural visual screens as seen from the street.

The proposal provides 32% of the total site area in soft landscaping, which comes to a total of 491.17m<sup>2</sup> of vegetation at ground level. And with up to 255.33m<sup>2</sup> of deep soil area, the surrounding landscaping can be expected to mature and flourish for the benefit of future residents for years to come.

## 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 balance of apartments, in both size and layout without compromises in the provision of amenity. The design features a high proportion of North-East facing units. This orientation contributes heavily to its ample solar access. This abundance of solar access, and natural daylight significantly add to the comfort of all units without the reliance of mechanical equipment.

The planning of the internal layouts of the apartments achieves separation between the active and passive spaces within the units. Each unit is also provided with private open spaces to achieve a balance between outdoor and indoor space. Generous communal open spaces add to that, offering a variety of recreational opportunities.



## 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 security door at the North of the street boundary with an integrated intercom system. Communal spaces are well lit and benefit from passive surveillance. The basement car parking is also secure.

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

## 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.*

The proposal features a variety of studio, two-bedroom and three-bedroom apartments, and each featuring a variety of layouts. Four units have also been set aside as accessible units to cater to occupants who have special needs.

The affordability was evaluated by allowing a larger proportion of all studio, two and three bedroom units to support the market movements and preferences. The proposal is considered to offer a 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.*

As mentioned previously the proposed built form is a suitable response to the current and future streetscape character.

The proposed design is a modern finish that helps break the bulk and mass of the building visually, into smaller components, both horizontally and vertically. Where the building seems flat and massive, a variety of materials helps to create interest and create a better visual proportion from the street.

The choice of colours and materials adds an additional layer of emotional appeal in that it is rich, warm, and inviting. The colour scheme was designed to blend in to its landscape whilst updating the streetscape with a touch of modernity long-deserved by the Liverpool locality.

The design is a suitable and sensitive response to the current context and desired future character of the area. It respects its context and the design of its neighbouring future developments, and it could be the first development to set a higher standard for Park Rd.

In conclusion, the proposed development possesses high aesthetics and highlights the beauty of the design consistently on all façade. The choice of materials, colours complement the overall design intent and aesthetic appeal and allow the building to fluidly assimilate into its existing and future surroundings.

Ghazi Al Ali  
Director