

marchesepartners

3rd April 2017

SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany a Development Application to Campbelltown City Council

Proposed Mixed Use Development at 263 Queen Street, Campbelltown.

This SEPP 65 Design Verification Statement has been prepared on behalf of Privity Developments Pty Ltd in support of a Development Application for a Mixed use Building to Campbelltown City Council.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated Consultant Reports and drawings.

We confirm that Eugene Marchese of Marchese Partners Architects directed the design of the Development Application and that the related documentation achieves the principles set out in State Environmental Planning Policy 65-Design Quality of Residential Flat Developments and has been designed with regards to the Apartment Design Guide.

Mr Eugene Marchese is registered as an architect in NSW (reg. No. 5976) in accordance with the Architects Act 1921.

DESIGN QUALITY PRINCIPALS

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 condition.

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.”

The site is located at 263 Queen Street, Campbelltown Area. The site is conveniently located close to key east-west transport corridors. The overall site the subject of this DA has a total area of approximately 2,130 m² single frontage and single access point from Queen. Its long axis runs in a north - south direction.

Existing development on site currently consists of the heritage item which is to be retained & an existing warehouse to the rear. The site is largely free of constraints and gently slopes from west to east. The site is located in the city centre of Campbelltown & is surrounded by low to mid scale commercial & retail buildings

The proposed apartment buildings has been sited and planned in order to maximise the number of dwellings with a northern orientation (maximising views and northern sunlight). The floor plate will develop around a lift core with two lifts and fire stairs servicing the rectilinear building. The building in most levels incorporates four corner apartments, maximising the number of naturally cross ventilated apartments within the development, reducing corridor lengths and also enabling a greater break-down of the bulk and scale of the buildings. There is also a generous variety of 1, 2, and 3 bed types.

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.”

The built form and scale adopted for this project delivers a superior design outcome than what is envisaged in the development controls for the site;

- Delivering appropriate building forms that respond to the site's existing heritage & future growth that will define Campbelltown as one of Sydney's main city hubs.
- Providing a superior design option, built form, and amenity (internal and surrounding) outcome over and above what the planning controls dictate for the site.
- Offering a diversity of housing product to meet the local and future Campbelltown community's needs.
- Maximising opportunities for a ground level public / commercial precinct which would include ample space for landscaping & social interaction throughout the proposal. This in turn would provide an enhanced interaction with the sites existing heritage item that currently address the street.
- Maximising unique uninterrupted northerly views for the majority of the proposed dwellings.
- Maximising northern aspects for private open spaces for the majority of dwellings.
- Sensitively incorporating the provision of car parking required.

Marchese Partners International Pty Ltd
L1, 53 Walker St North Sydney
NSW 2060 Australia

Correspondence:
PO Box 188 North Sydney NSW 2060
Ph: 02 9922 4375
Fx: 02 9929 5786
E: info@marchesepartners.com.au

ABN 20 098 552 151

www.marchesepartners.com.au

Principals

Eugene Marchese b.arch (hons) RAIA (5976)
Steve Zappia b.arch (hons) RAIA (6535)

Office Principals

Frank Ehrenberg b.arch (hons) - Brisbane
Jon Voller b.arch - Brisbane
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Sydney • Brisbane • Canberra • Melbourne • Adelaide • Perth • Kuala Lumpur • Auckland • London

Senior Associates

Paolo Salotto b.arch
Boris Aguilar b.arch
Axel Klein m.arch
Bruno R.Gallacé b.arch RAIA RIBA
Enrique Blanco de Cordova m.arch
Murray Stewart b.arch bas
Simon Johnson b.des (hons)

Associates

Peter McMillan
Peter Sinn

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 proposed design provides a superior outcome in terms of the density provisions than what the planning controls would otherwise dictate for the site. The total number of residential dwellings proposed is 101 in order to provide additional housing options for residents wishing to reside in the suburb of Campbelltown & supporting the future growth of the area. The proposal also provides sufficient commercial & retail opportunities on the ground levels enhancing its location within the cities retail recent.

The development will enjoy access to Campbelltown’s well established and regarded services, including transport, education, and proximity to key employment nodes.

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.”

This proposed development is ideally located close to services, schools, recreation facilities and transport links which facilitates a very efficient use of resources and minimises the consumption of man made fuels for the servicing of live, learn work and play lifestyles of the future residents

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A comprehensive analysis of the building has also been undertaken as part of the BASIX Assessment. We note the following inclusions as part of this proposal:

- the SEPP 65 requirement for solar access and cross ventilation to the apartments has been achieved providing a level of comfort that will not strictly require air conditioning to maintain thermal comfort. More than 2 hours of solar access has been provided to 73% of the apartments (minimum 70%) of the residential apartments. Natural cross ventilation has been provided to 75% of the apartments. The apartments will have substantial natural light, unique view opportunities and excellent amenity.
- energy efficient appliances and fixtures as part of the internal fit out to minimise water consumption of resources,
- Typical floor plates have been designed to minimize the impact on the existing structure and to minimize structural transfers and false ceilings, which substantially reduces building materials and wastages required to construct the building.

PRINCIPLE 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 occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.”

The proposed design provides for high quality ground communal landscaped areas for use by the residents & the public. Entrance to the landscaped area is off Queen Street allowing an enhanced integration with the existing heritage item. The public precinct is created through pockets of green planting, integrated seating & paved areas that work together to produce a green space of high amenity.

Also the rooftop provides an adequate outdoor setting, organized in order to maximize the views and provide spacious areas for the use of all residents.

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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 proposed development delivers a mix of residential apartments. All achieve a very high level of internal amenity. This is achieved by maximising the amount of dwellings that have a northern orientation and prioritising access to daylight by avoiding excessive depth of living areas.

The high level of internal amenity of each apartment is supplemented with good sized balconies, with most having a northerly aspect with views of Campbelltown.

The provision of a generous core with double lifts to the residential apartment buildings reduces common corridor lengths and the notion of anonymity therefore encouraging engagement with smaller groups of neighbours for the overall quality of the community.

The residential apartment buildings are provided with private secure residential entry lobbies that are located on to the ground landscaped area. Large areas of glazing are provided to living spaces providing generous natural light and access to expansive views. All of the apartments have a balcony as their private open space. The depth and width of the space allows for various sitting arrangements. The apartments open directly onto these amenities, which provide good ventilation and flexible indoor-outdoor living opportunities.

All units will achieve SEPP 65 cross flow ventilation and solar access requirements.

Storage provided for the apartments is provided internally and within the basement.

Secure parking is provided in the basement with direct lift and open stairs to all residential apartments.

The landscaping experience for the development relies on a carefully selected combination of high quality soft and hard scape elements. Special consideration has been given to provide various layers of finer grain materials that complement the sites unique setting, context and existing heritage item.

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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.”

Safety and security will be provided for both the residents and any persons visiting the site through the following design measures:

- ▯ The residential apartment building will be a secure environment. Access will be by electronic security devices at both the vehicle entry point to the secure basement carpark and at the ground floor residential entry lobby.
- ▯ The common areas are to be well lit, with clearly defined paths. All residential entries will be lit with ceiling mounted down lights and monitored with security cameras. There is a clear definition between public and private spaces.
- ▯ Car park areas are to be well lit and the stairs and lift areas will have security control.
- ▯ Windows and balconies will provide good natural surveillance to the surrounding streets.

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTIONS

“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 site is located close to excellent facilities, services, recreational areas and public transport. Apartments mix has generally prioritised well designed and efficient 2 and 3 bedroom typologies, recognising the likely buyer demographic for this development. Smaller apartments have been provided to offer variety and to provide entry level opportunities for housing in close proximity to the well-established and serviced suburb of Campbelltown. The scheme provides 10% percent adaptable units recognising the need for access opportunities for all age groups and degrees of mobility.

The scale of the proposed building, the building façade materials and architectural detail of the elevations combine to make a positive contribution to the urban environment and general streetscape now & for the future growth of the area.

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.”

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The proposed development has been carefully considered with respect to the existing heritage building and natural environments. The design of the building is respectful and at the same time proposes a high standard of quality detailing, articulation and form.

The design incorporates a number of design characteristics, which contribute to the overall aesthetics of the proposal. These include,

- The use of a limited pallet of materials and colours will provide a simple and timeless character to the building. The overall design is conservative and contemporary in nature and will fit well within its surroundings & proposed future growth. The design will help to enhance the northern aspect of apartments whilst provide a consistent articulated facade to the designed view.
- The gentle dialogue among the sleek design and finishes of the buildings and the new elements of landscape pockets will enhance the aesthetic qualities of both.
- A careful composition of building elements, colours and materials contribute to the urban character of the precinct & enhance the existing heritage item.



EUGENE MARCHESE
Marchese Partners Architects
Principal
Reg.NSW 5976

Marchese Partners International Pty Ltd
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NSW 2060 Australia

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