

SEPP 65 DESIGN VERIFICATION STATEMENT

Address: 9-15 Raphael Street, Lidcombe
 Architect: Ziad Boumelhem
 Statement by: Ziad Boumelhem
 Date of the statement: 26 June 2017

This statement is prepared by Ziad Boumelhem (Reg. No.8008)

Pursuant to Clause 115 (1A) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 1921 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the development stated above and I confirm that the project achieves the design quality principles of the State Environmental Planning Policy No 65 – Apartment Design Guide

Design Quality Principal

PRINCIPLE1: Context and neighbourhood character

SEPP65: 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. 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 surrounding area is characterised by a mix of building forms and styles including, residential flat buildings of varying ages and densities and is in the proximity of the Public transport. The zoning and relevant built form controls allow for the style of building proposed in reference to the council's DCP.

It is likely that the area will experience a transition in densities such as that proposed in this application. Within this context the proposal will sit well and contribute in a positive manner to the quality and identity of the precinct.

The proposed Building still responds to the desired future character as articulated by the DCP and the LEP provisions.

PRINCIPLE2: Built form and scale

SEPP65: 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 building majority sits below the permissible height. The building fits well with the desired street scape in term of buck, scale. The bulk and scale of the building is ameliorated with the building being articulated through the use of form and materials to create less perceived bulk to the building whilst providing solar access. The built form of the proposed development is appropriate for this site, all the floors have been designed to maximise the sun access and provide good natural ventilation to all units. The building massing and facades are articulated to break down the scale and create a building identity, while maintaining the surrounding amenity.

PRINCIPLE 3: Density

SEPP65: 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 achieved density is a function of the tangible public benefits under the LEP. The proposed building is an opportunity to achieve density that is consistent with the desired character of the area, and can be sustained by the excellent access to public transport, amenities and jobs.

The proposed density is very appropriate to its location and in the context of the neighbouring buildings. It makes good use of its proximity to public transport via train and bus, amenities and jobs.

PRINCIPLE 4: Sustainability

SEPP65: 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.

It is apparent that the proposed development is promoting the longer term sustainability of the local area. Natural ventilation compliance under the ADG is achieved by suitably designed double oriented apartments with reliable exposure to the relevant summer cooling breezes in Sydney. The fundamental attribute for achieving this condition is the degree of relief in the dominant windward façade. By the use of protruded elements and recessed balconies, as notably employed in the double sided apartments can be characterised as complying with the performance requirements of the apartment design code.

PRINCIPLE 5: Landscape

SEPP65: 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 useability, privacy and opportunities for social interaction, equitable access, and respect for neighbours' amenity and provides for practical establishment and long term management.

All of the proposed units have access to outdoor balconies and/or terraces, some with various aspects. A communal open space is also incorporated into the development providing a range of recreational opportunities for future residents. Generous communal and private open spaces are provided, large landscaped areas are provided to the front and rear of the ground level where possible.

PRINCIPLE 6: Amenity

SEPP65: Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The proposed units will have considerable internal amenity and achieves the minimum sizes contained within the Apartment Design Guide. They are of a sufficient size and appropriate room dimensions to meet the needs of future occupants. Storage areas are provided within all units and with some additional space within the basements. The outdoor areas (communal and private) are of sufficient size to meet the recreational needs of future occupants.

The building has been designed in substantial compliance with the principal development standards to achieve high levels of internal and external amenity with over 70% of units achieving the solar access requirements and over 60% achieving cross ventilation.

The proposed building has been provided with generous setbacks to limit overshadowing, maximise solar access and minimise privacy and overlooking impacts.

PRINCIPLE 7: Safety

SEPP65: 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 cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

The principles of Crime Prevention through Environmental Design include the consideration of Natural Surveillance, Natural Access Control and Natural Territorial Reinforcement as demonstrated below:

Surveillance - The development embodies good levels of casual surveillance from within the building and from the street. The proposed building and landscaping design do not create any concealment areas.

Access - The main ground level entry will be secured and fitted with a telecom for visitors. The entry to the building lobby is fully glazed, maximizing the potential for casual surveillance. Access to the basement is by a secured roller door, which again is fitted with an intercom entry system for visitors. Access from secured garages is available to all units above. The lifts will be restricted to resident use only by coded key cards. Access from the side and rear boundaries is restricted by fencing and secured gates. Direct street access is provided to the units on the ground where possible to maximize passive surveillance. Generally, the proposed layout provides a high level of privacy and security. Adequate lighting to be provided for the lobby, car parks and communal open spaces, details will be submitted with the CC documents.

Territorial Reinforcement:

The proposed development and its presentation to the street make it clearly identifiable by the public. The proposed development is considered to represent a satisfactory outcome in terms of security and crime prevention.

We can conclude that the proposed development has been designed in accordance with the objectives and better design practice of the Crime Prevention through Environmental Design (CPTED).

PRINCIPLE 8: Housing diversity and social interaction

SEPP65: 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 and providing opportunities for social interaction among residents.

The proposed design incorporates various dwelling sizes and shapes, with units capable of adaption and meeting the liveable housing level required, thereby promoting diversity, affordability and access to housing choice.

PRINCIPLE 9: Aesthetics

SEPP65: 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 a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The articulation and the use of different material to the façade insure a reasonable response to the desired future character of the site and the precinct in terms of the aesthetics, scale and bulk. The proposal responds well to the maximum building height. It is highly articulated to provide a lighter built form, high quality of external and internal finishes are proposed in response to the desired future character as articulated by the DCP and the LEP provisions. The articulation of the external facades reduce any perception of bulk while maintaining internal and external amenity. These elements contribute to the desired future character of the locality and enhance the existing surrounding streetscapes.

Yours faithfully,



Ziad Boumelhem
Associate Director
Nominated Architect (No. 8008)