

593 – 595 Gardeners Road, Mascot

Proposed Section 4.55 (2) Modification

- *Convert Unit 209 and 309 from a studio to a one (1) bedroom unit;*
- *Balcony extended and awning provided to Unit 401;*
- *Northern façade adjustment with inclusion of blade columns;*

State Environmental Planning Policy No. 65

Design Quality Principles

Introduction

Nick Lycenko, Architect registration No. 3010 (UNSW) was personally involved and in collaboration in the supervision of the above project. Design and documentation of the development application was carried out by Fernando Banales (B. Architecture UTS) and his team at Arkhaus.

The principles of SEPP No. 65 were considered in the preparation of the design proposal and outlined below:

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 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 subject site is located in the local government area of Bayside Council. The LGA contains a variety of residential and industrial land uses. Several areas are going through transitional change from traditional industrial land to residential land, with land uses co-existing throughout the LGA.

The subject site is located within the Mascot area and identified as a key site within the Mascot Station Precinct. Mascot is located in a prominent position within the City as it abuts the airport, contains Mascot Station and is linked to the major regional and State road networks. As such the site has excellent accessibility to major transport and employment opportunities.

More traditional low density residential allotments are located at the eastern side of the suburb to the east of O'Riordan Street. With retail and shops located along Botany Road. Several parks are located nearby to the west being Mascot Park and Mascot Memorial Park.

The site is located at 593-595 Gardeners Road, Mascot. It contains 2 lots and is legally described as:

- Lot 9 DP 11589,
- Lot 10 DP 11589.

The site is located on the southern side of Gardeners Road to the east of the O’Riordan Street. The site is a regular shaped allotment with an area of 1995m², with a frontage to Gardeners Road of 33m.

The site is generally flat and has a relatively small fall of nearly 300mm to the north western corner of the site. The site contains an existing 2 storey warehouse building, occupied by Souvenir World Australia and an open car parking area to the rear. The warehouse has an approx. floor area of 2000m² and provides parking on site with access at the eastern end of Gardeners Road.

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 approved development will maintain its appropriate built form in terms of building alignment, proportion and articulation of building elements.

The Section 4.55 proposes minor modifications to the northern elevation with additional column blades. This is in response to units 209 and 309 increasing in width to improve the amenity of the layout. The inclusion of additional building elements, provides a balanced, clean modern and well-articulated development presenting to the street.

Overall the approved development will maintain its suitable scale and built form with the proposed Section 4.55 modifications. Articulation and use of material creates a visually stimulating façade along with clear and logical planning approach which enhances the utilitarian value of its layouts.

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 density of the development will remain as the proposed Section 4.55 are modifications within the approved envelope and floor area.

The overall layout of the apartments and density proposed generates a living environment of high standards and quality of living.

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.

The high level of amenity for the residents is achieved through solar access, natural ventilation and access to daylight. The Section 4.55 proposes an improvement to units 209 & 309 amenity and sustainability.

In addition, the Basix has been revised to reflect the proposed section 4.55 and all BASIX criteria have been met and achieved through good design principles and material use.

Principle 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. 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.

The landscape design of the approved mixed use development will remain and there will be no change under the proposed Section 4.55.

The current landscaping will continue to help to create privacy and support a good quality of living within this particular lifestyle development. The landscaping forms an integral part of the design for the well-being of the occupants and local context.

Principle 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. 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 overall amenity of the approved development is of high standards for future occupants. The apartments receive solar access and natural ventilation to reduce the need for heating and cooling. Through the use of appropriate materials, strategic locations of habitable rooms and acoustic measures ensures that privacy for the future occupants is maintained, and that the overall development has a high level of amenity.

The proposed Section 4.55 seeks to improve the amenity and layout of units 209 and 309.

The efficient layouts and outdoor spaces being the balcony provide flexibility and ease of access for all age groups and mobility allows for a development that provides high level of amenity.

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.

The passive surveillance of the street will be maintained as the proposed Section 4.55 increases the width of the living area openings and balcony. Along with the approved appropriate lighting and active street frontage will ensure safety and security. Vehicular entry to the car parking levels will also be secured with roller shutter garage doors and an intercom system for the purposes of safety and security. The lobbies will only be accessible via security swipe access.

Principle 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. 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 promotion of social dimension is through good apartment mix, which this development achieves very well. The design allows a good mix between family and single occupancy lifestyles.

Adaptable and liveable apartments are located on the ground and first floors for convenience of use for the residents and their visitors. The communal open space provides ease of access and flexibility for the occupants and their guests.

The proposed Section 4.55 will maintain a mixture of studio, one bedroom, two bedroom and 3 bedrooms units.

Public transport, nearby shops, recreational facilities and the immediate local area with diverse uses, makes this approved mixed use development ideal.

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

The revised Development Application incorporates a combination of materials with cement render, screening and building elements.

The materials along with the facades create a building that incorporates horizontal and vertical articulation, creating planes & voids reducing its apparent scale.

The façade facing the street is well articulated with the apartment balconies, privacy screens and blade columns, provide visual interest from the public domain.

The approved development is well articulated in both floor plans and elevations and is complimented with appropriate palette of materials, to ensure an overall development that is desirable to the local context.

The minor adjustments to the northern façade through the proposed Section 4.55 ensures that maintains its clean modern aesthetics and articulation of the building mass. The building forms, blade elements and materials offer varying degrees of texture and contrast, which produces an elegant yet simple façade.

Conclusion

The proposed Section 4.55 is considered a suitable response to the approved overall development layout and form. The mixed use development will maintain its high level of amenity and comfort for its residents while respecting its neighbours and public domain.

The proposed section 4.55 will add variety and vitality to the development and is worthy of favourable consideration.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Nick Lycenko', with a stylized flourish at the end.

Nick Lycenko

Registered Architect no. 3010

Apartment Design Guide Requirements

The proposed Section 4.55 is an application for modification to convert Unit 209 and 309 from a studio to a one (1) bedroom unit, extend balcony and provide awning to Unit 401 and adjust northern façade with inclusion of blade columns.

Guide requirements	Comments	Compliance
PART 2. DEVELOPING THE CONTROLS		
Building Envelopes		
The building envelope is the three dimensional volume that defines the outermost part of a site that the building can occupy.	No change under proposed Section 4.55.	-
Building Height		
<p>Building height helps shape the desired future character of a place relative to its setting and topography. It defines the proportion and scale of streets and public spaces and has a relationship to the physical and visual amenity of both the public and private realms.</p> <p>Where FSR is defined, heights should be tested against the FSR to ensure a good fit.</p>	<p>DA approved to northern part of building (to rooftop communal area) for the lift and stair access exceeding height control by 1.42m (RL 36.92).</p> <p>Proposed Sec4.55 to extend lift overrun by 1.0m (RL 37.92). This will exceed the height limit by 2.42m (height exceeded by 8.5%).</p> <p>No change to FSR.</p> <p>A new Clause 4.6 Variation to the development standard accompanies this Section 4.55.</p>	Merit
Floor Space Ratio		
Floor space ratio (FSR) is the relationship of the total gross floor area (GFA) of a building relative to the total site area it is built on.	No change under proposed Section 4.55	-

Building Depth		
10-18 metres from glass line to glass line for adequate daylight and natural ventilation.	No change under proposed Section 4.55	-
Building Separation		
<p>Buildings up to 4 storeys / 12 metres</p> <ul style="list-style-type: none"> - 12 metres between habitable rooms/balconies - 9 metres between habitable /balconies and non habitable rooms - 6 metres between non-habitable rooms <p>For buildings five to eight storeys / 25 metres</p> <ul style="list-style-type: none"> - 18 metres between habitable rooms/balconies - 13 metres between habitable /balconies and non habitable rooms - 9 metres between non-habitable rooms <p>For buildings nine storeys and above</p> <ul style="list-style-type: none"> - 24 metres between habitable rooms/balconies - 18 metres between habitable /balconies and non habitable rooms - 12 metres between non-habitable rooms 	No change under proposed Section 4.55	-
Street Setbacks		
Identify the desired streetscape character and the common setback in the street.	No change under proposed Section 4.55	-
Align street setbacks with building use (i.e. zero in mixed use zone)	No change under proposed Section 4.55	-
Consider a maximum percentage that may be constructed to the front building line, where one is set, to	No change under proposed Section 4.55	-

ensure a modulated frontage.		
Consider secondary upper level setbacks.	No change under proposed Section 4.55	-
Promote setbacks that will allow balconies or windows to promote passive surveillance to the street.	No change under proposed Section 4.55	-
Side and Rear Setbacks		
Test side and rear setbacks with height controls for overshadowing of the site, adjoining properties and open spaces.	No change under proposed Section 4.55	-
Test side and rear setbacks against building separation, privacy, communal and private open space and deep soil requirements.	No change under proposed Section 4.55	-
Consider zero setbacks where desired character is for continuous street wall.	No change under proposed Section 4.55	-
PART 3. SITING THE DEVELOPMENT		
Orientation		
Living rooms and POS of at least 70% of apartments to receive a minimum of 2 hours of direct sunlight between 9am and 3pm mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong LGAs. In all other areas, living rooms and POS of at least 70% of apartments receive a minimum of 3 hours of direct sunlight between 9am and 3pm mid-winter. A maximum of 15% of apartments to receive no direct sunlight between 9am and 3pm at mid-winter.	No change under proposed Section 4.55	-
Communal open space to have a minimum area of 25% of the site with a minimum of 50% to receive direct sunlight to the principle usable area	No change under proposed Section 4.55	-

for a minimum of 2 hours between 9am and 3pm on 21 June.		
Must consider solar access to neighbouring properties. Where adjoining properties receive less than the required hours of solar access the development should not reduce by more than 20%. Increased setbacks may be required to minimise overshadowing and maintain privacy.	No change under proposed Section 4.55	-
Visual Privacy		
Maintain compliance with building separation controls to ensure sufficient privacy between buildings. No separation required between blank walls.	No change under proposed Section 4.55	-
Vehicle Access		
Car park access to be integrated into the design of the building's façade and behind the building line. Locate entrance on secondary streets where possible. Screen garbage collection. Locate vehicle entries away from main pedestrian entries.	No change under proposed Section 4.55	-
PART 4. DESIGNING THE BUILDING		
Amenity		
Solar and Daylight Access		
Daylight access 70% of living rooms and private open space to receive a minimum of 2 hours solar access between 9am to 3pm mid-winter in Sydney Metro area, Newcastle and Wollongong. All other areas to be 3 hours.	No change under proposed Section 4.55	-
Maximum of 15% of units in the building receive no direct sunlight between 9am and 3pm mid-winter.	No change under proposed Section 4.55	-
Natural Ventilation		

All habitable rooms to be naturally ventilated. Area of unobstructed window opening to be equal to 5% of the floor area served. Min 60% of apartments to be naturally cross-ventilated.	No change under proposed Section 4.55	-
Ceiling Heights		
Minimum ceiling heights measured from FFL to finished ceiling level are: <ul style="list-style-type: none"> - 2.7m – habitable rooms - 2.4m – non-habitable rooms - For two storey units, 2.7m for main living area floor and 2.4m for second floor, where its area does not exceed 50% of the apartment area. - Attic spaces – 1.8m at edge of room with a 30 degree minimum ceiling slope. 	No change under proposed Section 4.55	-
Apartment Size and Layout		
Minimum apartment size: <ul style="list-style-type: none"> - Studio – min 35m² - One bed – min 50m² - Two bed – min 70m² - Three bed – min 90m² The above include only 1 bathroom. Size increases by an extra 5m ² for each additional bathroom. Each additional bedroom over 3 bed will increase unit size minimum by 12m ² .	The proposed modification of converting Units 209 and 309 from a studio into a one (1) bedroom unit have a floor area of 51.60m ² . Units 208, 210 and 308,310 are reduced from 89sqm to 77sqm and remain as two bedroom units.	Yes
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	No change under proposed Section 4.55	-
Private Open Space and Balconies		
Min balcony size and width:	All balconies to the modified units comply with minimum size.	Yes

<ul style="list-style-type: none"> - Studio – 4m² min & no min width - 1 bed – 8m² & min & width of 2m - 2 bed – 10m² & width of 2m - 3 bed + - 12m² & width of 2.4m <p>Balcony must have minimum depth of 1m to count towards balcony area.</p>		
Storage		
<p>Provide storage areas as follows:</p> <p>Studio – 4m³</p> <p>One bed – 6m³</p> <p>Two bed – 8m³</p> <p>Three + bed – 10m³</p> <p>At least 50% to be located within the apartment.</p>	Storage areas are maintained to the modified units.	Yes
Apartment Mix		
Provide a variety and diversity of apartment types.	A mixture of studio, one bedroom, two bedroom and 3 bedrooms units are maintained.	Yes
Facades		
Building facades provide visual interest along the street while respecting the character of the local area. Building functions are expressed by the facade.	Minor modifications proposed to the northern façade with inclusion of column blades. This will provide balance and continuity to the façade.	Yes
Universal Design		
Minimum of 20% of apartments to incorporate Liveable Housing Guidelines silver level universal; design features.	No change under proposed Section 4.55	-
Energy Efficiency		

<p>Incorporate passive solar environmental design.</p> <p>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Adequate natural ventilation minimises the need for mechanical ventilation.</p>	<p>A revised Basix Certificate accompanies the proposed 4.55 application.</p>	<p>Yes</p>
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