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17th May 2019

Lane Cove Council Civic Centre
48 Longueville Road
LANE COVE NSW 1595

PROPOSED MIXED USE DEVELOPMENT AT NOS. 56-60 BURNS BAY ROAD, LANE COVE

DESIGN VERIFICATION STATEMENT

Pursuant to Clause 50 (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 2003* as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the residential flat development stated above and confirm that the design achieves the design quality principles and meets the objectives set out in the Apartment Design Guide 2015, published in conjunction with the State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development 2015.

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

The subject site is known as Nos. 56-60 Burns Bay Road, Lane Cove, located on the south of Burns Bay Road. The subject site has an area of 2,935m² and is generally rectangular in shape with a frontage of approximately 45 metres to Burns Bay Road. A Draft Voluntary Planning Agreement (VPA) has been entered into between Lane Cove Council and the applicant for acquisition of Council owned land (730m²) at the rear of the subject site.

The site is zoned B2 Local Centre under Lane Cove Local Environmental Plan 2009 and lies within the Lane Cove Town Centre. The site is currently occupied by a Coles Supermarket and a multi-level carpark. The site has a relatively steep slope falling towards the south, with a level change from boundary to boundary from RL80 to RL67.

The site is not heritage listed and not located within a heritage conservation area.

Adjoined to the east and west are low rise shops along the retail strip. Directly opposite is identified as 'The Village Shopping Centre' which consists of a mix of restaurants, café, therapeutic salons, and yoga and pilates studio.

The proposal involves demolition of existing building and construction of a mixed use development containing retail premises, restaurant, community facility, and shop top housing over basement carparking and servicing.

The proposed development responds to the context of the site by promoting retail activity at both Sera Street and Burns Bay Road. An increased front setback has been provided to the Burns Bay Road frontage aligning with the prevailing setbacks of adjoining properties, to enhance pedestrian activity and contribute to lively streets with landscaping and outdoor seating, reflecting the character of the locality. Vehicular access into the basement car parking is via a driveway access ramp located on the eastern end of Sera Street.

PRINCIPLE 2: BUILT FORM AND SCALE

The scale of the building has been carefully modulated in bulk, height, landscaped area and spatial separation controls to represent an expression of the desired character in the locality. The proposed development achieves an appropriate built form in terms of building alignment, proportion and manipulation of building elements. The approach to the design proposal is to create simple, yet elegant built forms that sit harmoniously within the existing contextual environment. The balconies have been designed to be an extension of the living spaces so that outdoor living can be maximised.

The proposed development sits generally within the maximum height of 9.5 metres under Clause 4.3 of the Lane Cove LEP 2009, with minor encroachments by the lift overrun of the northern building and the top part of the shop top housing facing Sera Street. The variation sought is addressed under a Clause 4.6.

PRINCIPLE 3: DENSITY

The objective of the design proposal is to respect the character and scale of both street frontages, with the buildings designed to reinforce the existing topography, as well as containing generally within the envelope planning controls.

PRINCIPLE 4: SUSTAINABILITY

Sustainable design techniques have been employed to ensure resource, energy and water efficiency. The planning and arrangement of the units are repeated where possible to maximise the efficiency in planning and hence servicing.

13 of 21 units (61.9%) have been designed to achieve cross ventilation. The design of the building maximises passive solar design to the units. A majority of the units has a northerly aspect, achieving 90.4% solar access, as well as having the ability for solar control, with balconies providing outdoor living areas.

The building will also provide for use of energy efficient building materials and will achieve a compliant BASIX score and NatHERS Rating. The use of masonry construction provides good thermal control for the buildings. Use of low energy fixtures and fittings will also be implemented.

PRINCIPLE 5: LANDSCAPE

The proposed landscape design is an integral part of the overall design intent. Provision is made for a multitude of canopy trees within common areas, contributing to a landscaped presentation to the public domain.

The planting species have been selected for their endemic nature, low maintenance, tolerance to low water use and suitability to provide privacy and accent.

The proposal incorporates 1,175m² of communal open space at ground level podium, representing 32% of the site area, and 128% of the requirement under the Apartment Design Guide.

PRINCIPLE 6: AMENITY

The planning and arrangement of the units ensure an appropriate mix of 1, 2 and 3 bedroom units. The planning and arrangement of the units have been designed to maximise solar penetration, natural ventilation and daylight, with a majority of units achieving solar access requirements, optimising solar orientation of windows to living areas and private open spaces.

19 of the 21 units (90.4%) will receive not less than 2 hours of direct sunlight to windows of habitable rooms and private open space between the hours of 9.00am and 3.00pm on 21 June.

The planning maximises cross ventilation, minimising the need for active heating and cooling. Indoor and outdoor living spaces have been incorporated into the planning through good-sized living areas and generous balconies.

The design of the proposal ensures that private open spaces between buildings are appropriately proportioned to contribute to visual privacy, and amenity of outdoor spaces.

PRINCIPLE 7: SAFETY

Safety and security are well considered within the design process of the proposal. The massing of the buildings means that there will be passive surveillance of the streets. Appropriate lighting and active street frontage will ensure safety and security. Lobbies will only be accessible via security coded keying. Vehicular entry to the car parking levels will also be secured and an intercom system for the purposes of safety and security.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

The proposed development provides an appropriate mix of 1, 2 and 3 bedroom units. Accessible path of travel has been provided to/from both street frontages, as well as a through-site link connecting Burns Bay Road and Sera Street. 5 units (23.8%) are designed as 'adaptable units', and 17 units (80.9%) designed in accordance with Silver Level under the Liveable Housing Guidelines.

PRINCIPLE 9: AESTHETICS

The proposal contains an appropriate composition of building and landscape elements, textures, materials and colours to reflect the positive elements of the existing neighbourhood. The overall design proposal is intended to achieve a clean modern aesthetic through a selected palette of materials. The façade design has been broken up by varying materials and articulation to provide a dynamic, and exciting addition to the streetscape.

CONCLUSION

The basis of the proposal is to provide a new standard in high quality mixed use residential development. The proposed development responds to the context of the site by providing built forms that sit in a landscaped setting to provide a positive contribution to the public domain, with provision made for a multitude of canopy trees within common open spaces.

The proposed development achieves the design quality principles and meets the objectives set out in Apartment Design Guide 2015, ensures that a modern and dynamic development is created and provides a benchmark for architectural design in the locality.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Leung', with a stylized, cursive script.

TONYLEUNG
Registered Architect NSW 7133