

design verification statement

185 fifth ave, austral

client gmarchitects

project address 185 fifth ave, austral

lot & dp lot 1115 dp2475

project number 16826

consent authority liverpool city council

project description residential flat building

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state environmental planning policy no. 65 4

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state environmental planning policy no. 65

principle 1: context & 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.”

compliance response

Yes

185 Fifth Ave, Austral, are within the recently rezoned high density residential precinct located around Seven Hills train station. The precinct currently consists of a mixture of single dwellings, town houses and residential apartments.

The LEP through its rezoning of this area to a high density zone has established a future desired character for the area. This desired character is to allow for increased residential density focused on transport oriented development as the site is located within 500 metres of Seven Hills train station.

The proposal responds and contributes to its changing and desired future local context.

The following comments and the design has been prepared by Nicholas Nasser, Nominated Architect of **gm**architects. They address the proposal in terms of SEPP 65 – Apartment Design Guide.

principle 2: built form & 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.”

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.”

compliance response

Yes	The design of the proposal is consistent with the controls set out in the Liverpool Council LEP and DCP.
compliance	scale & height
Yes	The bulk and scale of the proposal achieves an appropriate built form for the site. The arrangement of the proposed buildings addresses its street frontages and proposed road. Along Fifth Ave, the main street frontage as well as the south facing façade, two buildings maintains a 5 storey bulk with planters. This is maintained along the eastern and western façades until they step to a 4 storey building. 12 metre separation is complied with between the 4 separate buildings.
compliance	separation
Yes	<p>Separation to the neighbouring boundaries where RFBs will be located are 12m (6m to the boundary line each property). Separation from the proposed new road is also 6m.</p> <p>Where separation is reduced specific treatment to this separation will ensure that visual and acoustic privacy is maintained between units. This includes:</p> <ul style="list-style-type: none">• Re-orientating windows away from opposing windows. This also articulates building façade• Application of louvre screening to control views in a particular direction. As most of the habitable spaces are bedrooms, there is no adverse effect of acoustic or visual privacy.

compliance response

Yes

The proposed development responds to the sites evolving context, located within the Southwest Growth Centre as well as part of the Austral + Leppington Growth Centres and is zoned R2 Low Density. It also achieves a suitable mix of dwellings sizes of one, two and three bedroom apartments. A variety of dwelling sizes provides a range of affordable housing opportunities and a better demographic mix for the utilisation of existing infrastructure.

The proposal includes a total of 222 apartments over 4 buildings with a mix of:

34	one bedroom apartments	15%
170	two bedroom apartments	77%
18	three bedroom apartments	8%
222	total number of apartments	

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.”

compliance response

Yes

- Passive ESD principles were incorporated early in the design stage.
- Materiality will be optimised for particular opportunities and has been reviewed throughout the design development
- Corridors have multiple openings to allow for natural sunlight and ventilation, reducing the necessity for artificial lighting and mechanical ventilation.
- The unit layouts throughout the development have been orientated to maximise solar access into living spaces. Breaks in the buildings allow for cross ventilation into the units.
- A BASIX assessment has been prepared and accompanies this building proposal.

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, respect for neighbours’ amenity and provides for practical establishment and long term management.”

compliance response

Yes

- Landscaped and communal open spaces have been provided at the ground level. The ground level open space of 3,889m² is accompanied by an area of 3,413m² of landscaping.
- Refer to the landscape plans for details to do with community gardening and its social and recreational values. Also designed into the landscape plan are measures to affect water management, climate and heat island mitigation together with biodiversity support.
- The type of planting proposed has been selected on the basis of good aesthetic appearance, being mainly native and suitable to the locality and for requiring minimal amounts of water. The size of the development is such that a body corporate will ensure the landscaping is maintained at optimal levels and regular maintenance takes place.

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 wellbeing.

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.”

compliance response

Yes

The pedestrian and vehicle entry points to the project are clearly apparent. The main pedestrian access to the stairs and lifts are well defined by paving, lighting and signage. The open foyers can be readily recognised if persons, who may be afraid of their personal safety, need to quickly access the building. At night good levels of lighting will be maintained to continue this theme of quick access if needed.

Balconies and courtyards will assist in the provision of good amenity levels to the residents. All balconies are linked to the indoor living areas and form an extension of these spaces. Some units have a secondary balcony off bedrooms. This will facilitate improved amenity in these particular units.

With the dual aspects of the majority of the units they have good solar penetration and do not rely upon artificial lighting or heating. The architectural drawings and shadow diagrams show that adequate solar access to the dwellings is achieved for this density of residential development.

Multiple areas of communal open space have been provided in the proposed development, including the ground level open space of 3,889m² which is accompanied by an area of 3,413m² of landscaping.

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.”

compliance response

Yes

natural surveillance

The proposal has designed the placement of physical features, activities and people in such a way as to maximise visibility and foster positive social interaction among legitimate users. Window placement towards public spaces, balconies, lighting and landscape design assist in achieving these outcomes in the design.

access control

Because of the way the design has selectively placed entrances and exits, fencing, lighting and landscape to limit access or control flow, natural access control occurs. Within the design this has been implemented particularly through the use of clearly identifiable points of entry; fencing and operable barrier controls such as lockable doors.

territorial reinforcement

The design creates a sense of difference between private and public spaces providing a visual alert that an area is off-limits and where intruders stand out and are more easily identified thereby deterring criminal behaviour. Such examples in the proposed design include fencing and landscaping, built form design and layout.

maintenance and ownership

The ongoing maintenance of the building will present the notion that activity on the site is regular and visitation by legitimate users is unpredictable. This circumstance will deter anti-social behaviour as crimes are more likely to be detected. The development has been designed to ensure that maintenance regimes are not onerous and that materials will provide long lasting visual appeal to create a well-maintained presentation.

principle 8: housing diversity & 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.”

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.”

compliance response

Yes	A suitable mix of unit types will ensure that an appropriate level of housing affordability by optimising the provision of economic housing choices. For example, 1 bedroom units range from 50m2 to 65m2 with different orientations and amenities for a greater range and choice for different budgets.		
	34	one bedroom apartments	15%
	170	two bedroom apartments	77%
	18	three bedroom apartments	8%
	222	total number of apartments	

compliance response

Yes	<ul style="list-style-type: none">The building has been designed with form and materiality being large factors to the proposal. Lower floors have a strong focus on landscaping, softening the treatment and interface between building and public domain; main floors have a strong urban presence with a selective use of materiality and building interface; the tower component reflecting a dynamic presence with its locale and viewsThe strong focus on materiality will reflect on the overall design quality of the buildingThe whole development is connected by its thorough landscaping design.
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conclusion

I verify that our development was designed in accordance with, and satisfies the design principles contained in SEPP 65.

I have been involved with the design process from the outset meeting with the Council through to this lodgement.

The above comments with respect to the proposal are made against SEPP 65 – Apartment Design Guide. They demonstrate how our team has worked thoroughly through the 9 principles.

The proposal responds to the environmental and ecological needs for a compact city through urban consolidation and conservation of resources.

It supports the desired outcomes of Liverpool Council.

The proposal offers satisfactory urban design, architectural and landscape outcomes.

The 9 principles are met and often exceeded.

These comments are offered in respect of SEPP 65 – Apartment Design Guide and have been prepared by Nicholas Nasser RAIA ARB 9457.

This is a residential mixed use building worthy of this verification.

regards,
Nicholas J Nasser
nicholas nasser raia
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director of design
gmarchitects

185 fifth ave, austral

