ANNEXURE 2

SEPP 65/ ADG Architect Design Statement/ Verification

DESIGN STATEMENT

22 - 32 PARK AVENUE

WAITARA NSW 2077

DECEMBER 2019

ALEKSANDAR
PROJECTS

Nominated Architect:
Aleksandar Jelicic
reg no 7167

22 - 32 PARK AVENUE

WAITARA NSW 2077

1. INTRODUCTION

1.1 Purpose of the report

This Design Statement has been prepared by Aleksandar Design Group on behalf of the owners of the site at 22 - 32 Park Avenue Waitara being Statewide Planning Pty Ltd.

The purpose of this document is to explain the rationale and process of integrating the contextual and planing parameters into the design form, social and urban considerations and massing, according to the State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP65) and the accompanying Apartment Design Guide.

It is supposed to be an assessment and advisory report to the council and to be considered in the Statement of Environmental Effects.

1.2 The Proposal

The Proposal seeks to consolidate the 9 single allotments and to proposed a new residential development, consisting of 6 levels of residential flat living with split level living on the top levels (L05 - 06). 2 levels of basement parking will be provided for the residents and visitors.

The design proposes a total of 181 apartment units including the 1 bedroom, 2 bedroom, and 3 bedroom. 11% adaptable units and 22% Liveable units will be included to meet the requirement of 30% of development to be adaptable for disabled persons.

Both vehicular access will be off Park Avenue at Building C & E. The combined basement provides 216 car parking spaces, including 18 residential accessible car spaces, 3 visitor accessible car spaces and 26 visitor car spaces. Secure lockable bicycle storage room that holds 60 bicycle is located in basement 1 below building D. The waste rooms are allocated per building on Basement 01 with the bulky goods room also centrally located beneath Building D. Temporary collection areas located on level 1/ground floor of buildings C & E for easy pickup by council or private company from Park Avenue.

CONTEXT MAP

APARTMENT DESIGN GUIDE		DESIGN GUIDELINES	YES	NO	EXPLANATION
1	**IDENTIFYING THE CONTEXT**				
1A	APARTMENT BUILDING TYPES				
	Perimeter block apartments	It defines the street edge and achieves high urban density.	√		defines the streetscape of Park Avenue. Refer to DA 14.
1B	LOCAL CHARACTER				
	Urban neighbourhood	- located within walking distance of a centre - transitioning from low density residential to high density residential - overshadowing, amenity and privacy impact between existing and future buildings is considered - existing vegetation is retained - open space is adapted to the changing streetscape	√		Located within walking distance to shopping centre and Waitara train station
	Streetscape scale	all proposals - shows impact of proposed development on streetscape quality - shows heights, setbacks, driveways and existing street trees	√		shown in the site analysis. Refer to DA 02.
	Site scale	all proposals - shows detailed analysis of the immediate context - includes the site itself, the street and the surrounding properties	√		shown in the site analysis Refer to DA01, 02.
1C	PRECINCTS AND INDICIDUAL SITES				
	Individual site	- it is a single lot or an amalgamation of several lots - it supports individual or groups of residential flat buildings	√		The proposal amalgamate several lots into two buildings development. Refer to DA02.
2	**DEVOLOPING CONTROLS**				
2A	PRIMARY CONTROLS				
		1 Retention of trees	√		shown on ground floor/level 1 floor plan. Refer to DA05.
		2 Minimum setbacks	√		shown on all plans. Refer to DA05, 06, 07, 08, 09, 10.
		3 Deep soil zones and basement levels	√		shown on basement 01 plan. Refer to DA04.
		4 Building separation and depth	√		shown on ground floor plan. Refer to DA05.
		5 Building performance and orientation - solar access - cross ventilation	√		shown in summary table Refer to DA00, 18-21.
		6 Three dimensional building envelope	√		see 3D. Refer to DA 18-19.
2B	BUILDING ENVELOPES	appropriate for town centres, brownfield sites, precinct plan sites and special sites (heritage, significant views, extreme topography)	√		see 3D. Refer to DA 25, 26, 27.
2C	BUILDING HEIGHT	reflects existing or desired future character of an area	√		shown in sections & elevations . Refer to DA 12, 13, 14, 15 & 16
2D	FLOOR SPACE RATIO	indicates the intended density - aligns with optimum capacity and desired density - provides opportunities for building articulation and creativity	√		shown in summary table. Refer to DA 00.

2E	BUILDING DEPTH	determines development capacity - relates to the scale of desired future development - supports apartment layouts	√	shown in section. Refer to DA12.

2F	BUILDING SEPARATION	Building height and separation distance:
		- up to 4 storeys:
		  - 6 m between non habitable rooms,
		  - 9 m between habitable and non habitable rooms,
		  - 12 m between habitable rooms/ balconies
		- up to 8 storeys:
		  - 9 m between non habitable rooms
		  - 12 m between habitable and non habitable rooms,
		  - 18 m between habitable rooms/ balconies
		- 9 storeys and above (>25 m):
		  - 12 m between non habitable rooms
		  - 18 m between habitable and non habitable rooms,
		  - 24 m between habitable rooms/ balconies
		supports desired future character
		provides residential amenity such as visual and acoustic privacy, natural ventilation and daylight access
		provides areas for COS, deep soil and landscaping
			√	shown on plans and section
				Refer to DA 05-10, 12-16

2G	STREET SETBACKS	- establish the alignment of buildings along the street frontage - defines the width of the street - contributes to the character of the public domain	√	shown on ground floor plan Refer to DA05.
2H	SIDE AND REAR SETBACKS	- provide access to light, air and outlook for neighbouring properties and future buildings - provide privacy - define and add character to the street scape - maximise deep soil areas and retains existing landscaping	√	shown on all plans Refer to DA05-10.
3	**SITING THE DEVELOPMENT**			
3A	SITE ANALYSIS	contains: - site location plan - aerial photograph - local context plan - site context and survey plan - streetscape elevations and sections - analysis	√	contains location, context, survey Refer to DA02.
3B	ORIENTATION	proposed buildings are sited to clearly address the street while maximising solar access to apartments	√	active street frontage. Refer to West elevation DA13
3C	PUBLIC DOMAIN INTERFACE	Upper level balconies and windows should overlook the public domain. Activity on the the street is to be promoted	√	Balconies overlooking the public domain. Refer to West elevation DA13 & sections DA12
3D	COMMUNAL AND PUBLIC OPEN SPACE	Communal open space to be 25% of the site	√	1741 sqm required (25%) 2100 sqm provided (25%) Refer to DA00, 22
		Min. 2h direct sunlight to min. 50% of the communal open space in winter	√	ca. 57% of COS receives direct sunlight in winter, Refer to DA00, 22
3E	DEEP SOIL ZONES	Min. are of deep soil: site area < 650 m2 - 7% deep soil site area 650 m2 - 1.500 m2: min. dim. 3m, 7% deep soil site area > 1.500 m2: min. dim. 6m, 7% deep soil Exceptions: location and building typology like: centres, CBD, high density areas, constrained sites or 100% coverage and non-resi use at GF	√	1047 sqm required 1780 sqm provided (26%) Site Area @ 6963 sqm Refer to DA00 & DA22
3F	VISUAL PRIVACY	Min. Separation distance to the side and rear boundaries: - building height up to 12 m (4 storeys): min. distance habitable rooms: 6 m, non-habitable rooms: 3 m - building height up to 25 m (5-8 storeys): min. distance habitable rooms: 9 m, non-habitable rooms: 4.5 m - building over 25 m (9+ storeys): min. distance habitable rooms: 12 m, non-habitable rooms: 6 m Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	√	complying min. separation DCP Refer to DA05 - 10, DA12 - 16.

3G	PEDESTRIAN ACCESS AND ENTRIES	public and private entries are to be identifiable	√	Entrances to the buildings are identified on Level 1 Floor Plan DA 05
3H	VEHICLE ACCESS	impact of vehicle access to be minimised and separated from pedestrian entry to keep pedestrians safe	√	Vehicle entrance to the north-west and south-west away from pedestrian entry. Refer to DA05.
3J	BICYCLE AND CAR PARKING	Within 800 m of a railway or light rail stop in Sydney Metropolitan Area or within 400 m of land zoned B3 Commercial Core, B4 Mixed Use or equiv. min. requirement is set out in Guide to Traffic Generating Development or the council requirements, whichever is Car parking needs must be provided off street.	√	Within 800m of Waitara train station Bicycle / Car parking provided in Basement 1 in secure storage rooms
TO BE ADDRESSED AT DA		**DESIGN CRITERIAS**		
4	**DESIGNING THE BUILDING**			
	AMENITY			
4A	SOLAR AND DAYLIGHT ACCESS	Sydney Metropolitan Area, Newcastle, Wollongong: 70% of apts to receive 2h sunlight in winter to Private Open Space and living room. Other areas: 70% of apts to receive 3h sunlight in winter to Private Open Space and living room	√	73.8% receive more than 2h sunlight in winter Refer to DA18, 19.
		Max. 15% receive no direct sunlight in winter	√	8.1% apartments receive no direct sunlight in winter. Refer to DA18, 19.
		Daylight access is maximised, where sunlight is limited, e.g. courtyard, skylights, highlight windows only secondary light source, light coloured internal finishes, ...	√	Refer to DA18, 19.
		Design includes shading and glare control, e.g. balconies, awnings, louvres, pergolas, planting, ...	√	Design in shading screens. Refer to DA05 - 10.
4B	NATURAL VENTILATION	All habitable rooms are naturally ventilated. The Layout and Design of single aspect apts maximises ventilation.	√	all habitable rooms naturally ventilated. Refer to DA05 - 10.
		Courtyards and indentations width to depth ratio: 2:1 or 3:1	√	max. indentations with 1:1 Refer to DA05 - 10.
		60% of apts up to nine storeys of the building to be cross ventilated	√	75% cross ventilated
		From ten storeys and higher 100% of apts are regarded as cross ventilated. If they have an enclosure to the balcony, it has to be openable.	N/A	
		Max. depth of a Cross-over and cross-through apts: 18 m glass to glass	√	max. depth 18m. Refer to DA05 - 10.
4C	CEILING HEIGHTS	Min. ceiling heights - habitable room: 2.7 m - non-habitable room: 2.4 m	√	habitable rooms - min. ceiling height 2.7m, non-habitable rooms - min. ceiling height 2.4m. Refer to DA12 - 16.
		For 2 storey apartments: 2.7 m for main living floor and 2.4 m for second floor, where the area does not exceed 50% of the apartment area.	√	Refer to DA09, 10, 12 - 16.
		Attic space: 1.8 m at edge of room with a 30 degree min. ceiling slope	N/A	
		Mixed use areas: 3.3 m for ground and first floor for future flexibility	N/A	

4D	APARTMENT SIZE AND LAYOUT	Min. areas required incl. one bathroom: (for every additional bathroom 5 m2 is to be added, for every additional bedroom 12 m2 to be added): - Studio: 35 m2 - 1 Bedroom: 50 m2 - 2 Bedroom: 70 m2 - 3 Bedroom: 90 m3	√	min. areas achieved Refer to DA05 - 10.
		Every habitable room must have a window in an external wall with a min. glass area of min. 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	√	all habitable rooms have windows min. 10% of the floor area Refer to DA05 - 10.
4D2	Apt Depth	Depth of habitable room is max. 2.5 x ceiling height. (With a 2.7 height would be 6.75 depth) or	√	max. depth complied. Refer to DA05 - 10.
		Max. depth for open plan layouts (living/dining/kitchen) is 8 m	√	max. depth 8 m. Refer to DA05 - 10.
4D3	Apt Size	Min. areas (excl. wardrobe space): - master bedroom: 10 m2 - all other bedrooms: 9 m2 Bedroom min. dimensions (excl. wardrobe space): 3m	√	min areas achieved. Refer to DA05 - 10.
		Min. width of living (+living/dining): studio + 1 bedroom: 3.6 m 2+3 bedroom: 4 m Cross-over and cross through apartments always 4 m	√	min. width achieved. Refer to DA05 - 10.
		Min. length of wardrobes: 1.5 m Main bedroom should have a wardrobe of: (L/D/H) 1.8 x 0.6 x 2.1 m	√	min. wardrobes achieved. Refer to DA05 - 10.
4E	PRIVATE OPEN SPACE AND BALCONIES	Min. area of primary balconies: - studio: 4 m2 (min. depth 1 m) - 1 bedroom: 8 m2 (min. depth 2 m) - 2 bedroom: 10 m2 (min. depth 2 m) - 3+ bedrooms: 12 m2 (min. depth 2.4 m) Min. balcony depth to be counted: 1m	√	min. area achieved. Refer to DA05 - 10.
		At ground level or podium private open space is to be provided. Min. .area: 15 m2, min. depth: 3 m	√	min. area achieved. Refer to DA05.
4F	COMMON CIRCULATION AND SPACES	Max. number of apts off a circulations core is 8. If not possible: not more than 12 apartments off a circulations core on a single level.	√	max. number of apartments is 9 per circulation core. Refer to DA05 - 10.
		For buildings 10 storeys and higher, max. number of apts sharing a single lift is 40. If not possible demonstrate high level of amenity including: - sunlight and natural cross ventilation in apts - access to ample daylight and natural ventilation in common circulation space - common areas for seating and gathering - generous corridors with greater than ceiling heights - other innovative design solutions that provide high levels of amenity	NA	Proposed Buildings are 6 storeys.
4G	STORAGE	In addition to storage in ktichen, bathroom and bedrooms, min. storage provided: - studio: 4 m3 - 1 bedroom: 6 m3 - 2 bedroom: 8 m3 - 3+ bedroom: 10 m3 Min. 50% of the storage to be within the apartment.	√	storage in the units and in the basement. Refer to DA03 - 10.
4H	ACOUSTIC PRIVACY	noise transfer and impact is to be minimised	√	noise is minimised, details to acoustic report.
4J	NOISE AND POLLUTION	noise impact of the environment is to be minimised	√	noise is minimised, details to acoustic report.
	CONFIGURATION		√	
4K	APARTMENT MIX	a variety of apartments is to be provided	√	a variety of 1, 2 and 3 bedroom apartments are provided. Refer to DA05 - 10.
4L	GROUND FLOOR APARTMENTS	street frontage activity to be maximised	√	street frontage activated. Refer to DA05, 13

4M	FACADES	Facades provide visual interest, while respecting character of the area	√	proposal offers interesting facades, fitting into & enhancing local area. Refer to DA13 - 16.
4N	ROOF DESIGN	roof to be integrated into the building design and of use for residentials	√	roof is integrated. Refer to DA11 & 13 - 16
4O	LANDSCAPE DESIGN	landscape design contributes to amenity	√	landscape design contributes to amenity. Refer to Landscape Architects' Plan.
4P	PLANTING ON STRUCTURES	Planting on structures contributes to quality of open space	√	planting in the common open space. Refer to Landscape Architects' Plan.
4Q	UNIVERSAL DESIGN	A variety of apartments with adaptable use are provided	√	a variety of apartments is provided. Refer to DA00, 05 - 10.
4R	ADAPTIVE REUSE	New additions to buildings are contemporary and enhance the area's identity	NA	
4S	MIXED USE	Mixed use developments are provided in appropriate locations and provide active street frontages to encourage pedestrian movement	NA	
4T	AWNINGS AND SIGNAGE	Awnings are to be integrated with the building design	NA	
	PERFORMANCE			
4U	ENERGY EFICIENCY	Development incorporates passive environmental design, passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	√	includes passive solar design
4V	WATER MANAGEMENT AND CONSERVATION	Potable water use is to be minimised. Urban stormwater ist treated on site before being discharged to receiving waters. Flood management systems are integrated into the design.	√	water use is minimised. Refer to Civil and Landscape consultants' Plans.
4W	WASTE MANAGEMENT	Waste storage facilities are designed to minimise impact on the streetscape, building entry and amenity of residents	√	waste storage is located in the basement, which provides and open entry to the building. Refer to Waste Management Consultants' Report.
4X	BUILDING MAINTENANCE	Building design detail provides protection from weathering	√	Recesses provide protection from weathering

3.1 CONTEXT

Good design responds and contributes to its context. Context is everything that has an impact on an area: its key natural and built features. Context includes social, economic and environmental factors as well as the physical form of the area and its surrounds. Understanding context means understanding how the interrelationships between all these factors, and between the local area and the region, will have an impact on the area in the future. Responding to the local context involves identifying the desirable elements of current character or the key aspects of character that are important to its future.

Waitara is located north-west of the Sydney central business district in the local government areas of the City of Hornsby Shire. It accommodates a diverse mix of residential, business and industrial development in close proximity to natural landscape settings. Housing in this suburb is mainly low to medium density however there is a trend to introduce medium to high density residential buildings. Waitara railway station is located within 5 minutes of walking distance from the subject site. Westfield Hornsby is located just at the intersection of Edgeworth David Ave and Pacific Highway. Major bus stations are located along Pacific Highway next to the shops. The environmental assets of the suburb make it a desirable place for people to live, work, and attract visitors.

The subject site consists of 9 single allotments with the topography of the land sloping from the rear (south east) towards the front (north west). Eight of the allotments are empty, the ninth contains a single detached brick dwelling house. Mark Taylor Oval is located across the road from Park Avenue.

EXISTING DWELLINGS AT SITE

VIEW NORTH WEST TOWARDS MARK TAYLOR OVAL

3.2 SCALE

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

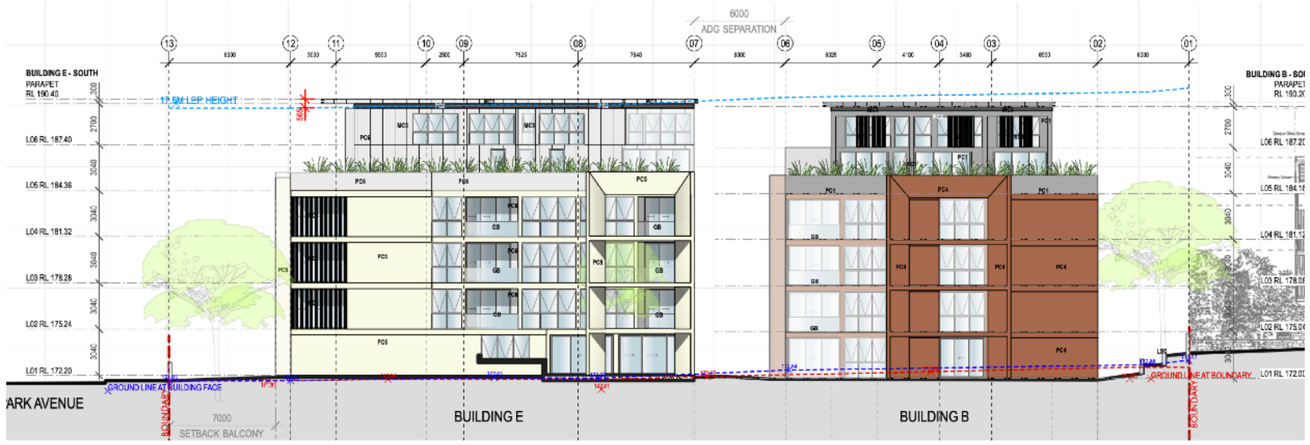
The proposed development in terms of its bulk, height and scale is consistent with the desired future scale. The State Policy suggests that in the case of precincts undergoing transition, proposed bulk and height need to achieve the scale identified for the desired future character of the area.

This design proposes a 6 storey residential apartment development. Buildings A & B is mostly accommodated within the LEP height limit of 17.5m where Buildings C, D & E breach the height due to the topography of the site & overland flooding issues. The proposed buildings step down towards the North West of the site due to the sloping land. The building form follows the slope of the site creating opportunities for stepping and terracing. This creates an articulated build form across the site, reducing the visible bulk of the buildings.

The proposed stepping form has been designed to reduce overshadowing to adjoining properties. The buildings have been orientated to address Park Avenue and the green on west. The building facades have been articulated to clearly demarcate the entries to each building.

This design is a significant improvement from the existing street elevation. Each building has a unique street address. The front elevations have strong base and top composition in facade composition strategy which strongly articulates each facade, creating an interesting architectural streetscape. The buildings are designed to be coherent but with alternating materiality to provide individuality.

BUILDING A & C NORTH ELEVATION



WEST ELEVATION (PARK AVENUE)

3.3 Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type 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.

Across Park Avenue and beyond Mark Taylor Oval, there are arrays of apartment buildings of relative scale and form. The proposed building relates to the established scale and form of these apartment buildings.

The proposed building form addresses the requirements set out in the council's planning controls and respond to the future context of the site. The design for the subject site has fundamental obligation to establish a positive benchmark in terms of the interpretation of Council's planning objectives for the area. The development clearly defines the public and private domain and contributes in a positive manner to the character of the desired future streetscape more than the previous approval.

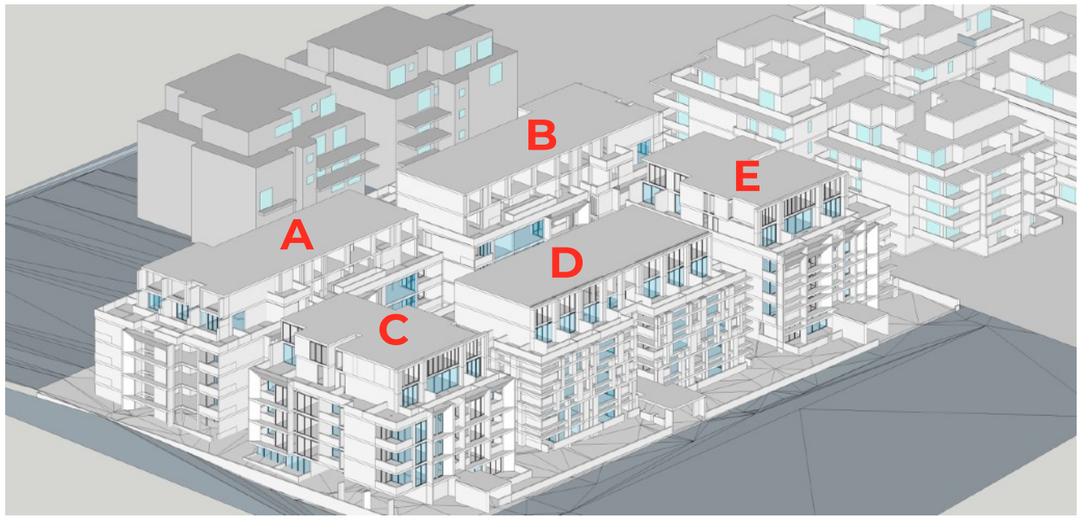
The proposed built form responds to the objectives of good design in a number of ways including:

- variety of material used
- diversity of apartments types
- providing views for residents
- providing adequate solar access and natural ventilation
- ensuring privacy and security

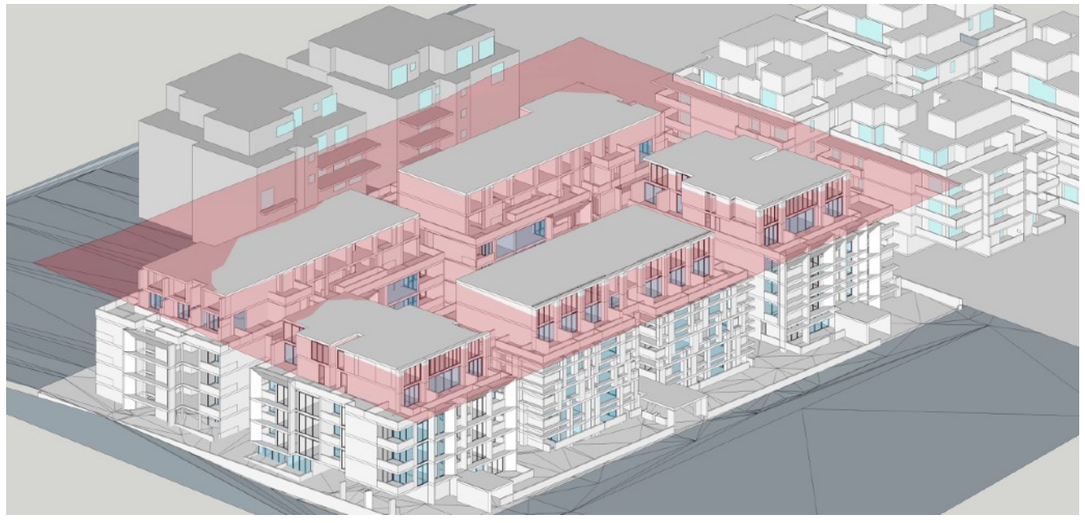
The form follows the slope of the site with a stepping east/west facade to reduce potential impact and the visible bulk of the building. The 17.5m height plane breaches are due to the topography of the site & overland flooding issues

This design significantly improves the streetscape by softening the built masses using more resolved architectural facades. The facade consists of horizontal portal design elements with recessed balconies which provide depth and articulation to the facades. This assists to reduce the massing of the building. In addition, a mixture of colours, materials and textures were adopted reflecting the urbanised location, which creates a contemporary building of high architectural quality in accordance with the aims of SEPP 65.

The building achieves and appropriates built form having regard to the site's opportunities and the building's purpose. The building alignment, proportions and elements define the public domain, contribute to the character of the streetscape including views and vistas and provides internal amenity and outlook. The built form of the proposed building is appropriate to the site in terms of building alignment, proportion and building type. It is considered that the proposed development satisfies this design principles.



BUILT FORM



17.5m HEIGHT PLANE DIAGRAM

3.4 Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

The subject site is ideally suited within walking distance to the Waitara train station, Waitara shops, and various major bus route connections.

Therefore the site's location is ideal in terms of accessibility to shops, transport and services and is appropriate for the form of development and density proposed.

The proposed building responds to medium density developments in the surrounding context by:

- providing variety of smaller, more affordable apartments
- taking advantage of good existing infrastructure and transport
- ensuring adequate size of communal open space for residents

The site is located in a neighbourhood that is afforded excellent public amenities and services. The proposal suggests a Floor Space Ratio of approximately 2.15:1 which evolves as a result from the population density from close proximity to the public transport hubs and shops.

The design is compliant with the objective of the building height limit control, building envelope control, and SEPP 65 compliance table.

This FSR is contextually appropriate because it does not significantly increase the building scale and bulk. The proposed setbacks are all inline with DCP allowable setbacks. Here the FSR will not unreasonably impact the amenity of surrounding properties or streetscape.

This design is favourable due to its offering better yield while at the same time complying with the required building envelope, setbacks and other DCP compliances. The proposed density is sustainable and consistent with the stated desired future density in the area. The density proposed, together with the objectives of the LEP and DCP, is sustainable in terms if its regional context, availability of infrastructure, public transport, community facilities and environmental quality.

PROJECT:	17095
ADDRESS:	22-26 & 28-32 PARK AVENUE, WAITARA NSW
CURRENT STAGE:	PRELIMINARY

total site area	**6,963.0**	**m²**			
#32 LOT B - DP 324923	897.9	m²	#26B LOT 2 - DP 507307	1,024.0	m²
#30 LOT C - DP 324923	897.9	m²	#24 LOT 11 - DP 6852	1,347.0	m²
#28 LOT 1 - DP 507307	847.0	m²	#22 LOT 1 - DP 1007710	625.6	m²
#26 LOT 31 - DP 856384	411.8	m²	#22A LOT 2 - DP 1007710	500.0	m²
#26A LOT 32 - DP 856384	411.8	m²			

DCP/LEP/ADG			Proposed		
zone	R4 High Density Residential				
height limit	17.5	m + lift motor room			
FSR	NA	**NA** m2			
min. deep soil (ADG)	15%	1,044 m2	**26%**	**1,780 m2**	**FRONT 7m MIN, REAR 6m MIN (ADG 6m MIN DIM) INCLUDING SIDE SETBACK DEEP SOIL MIN 4m DIM**
communal open space (DCP & ADG)	25%	1,741 m2	**32%**	**2,200 m2**	
50% COS daylight access (DCP & ADG)	50%	870 m2	**57%**	**1,250 m2**	

	no. of storeys	1 bed 50m2	2 bed 70-75m2	3 bed 95m2	ADAPTABLE	LIVABLE	
building A L1	1	1	6	1	1	2	
building A L2	1	0	7	1		1	
building A L3	1	0	7	1		1	
building A L4	1	2	7	0	1	2	
building A L5/6 (mezzanine)	1	1	6	2			
sub total		**4**	**33**	**5**	**2**	**6**	**42**
building B L1	1	1	6	1	1	2	
building B L2	1	2	7	0	1	2	
building B L3	1	2	7	0	1	2	
building B L4	1	2	7	0	1	2	
building B L5/6 (mezzanine)	1	1	6	2			
sub total		**8**	**33**	**3**	**4**	**8**	**44**
building C L1	1	2	1	1		1	
building C L2	1	2	4	0		1	
building C L3	1	2	4	0		1	
building C L4	1	2	4	0		1	
building C L5/6 (mezzanine)	1	0	4	2			
sub total		**8**	**17**	**3**	**0**	**4**	**28**
building D L1	1	2	6		2	2	
building D L2	1	2	6		2	3	
building D L3	1	2	6		2	3	
building D L4	1	2	6		2	3	
building D L5/6 (mezzanine)	1	0	3	4			
sub total		**8**	**27**	**4**	**8**	**11**	**39**
building E L1	1	2	1	1		1	
building E L2	1	2	4	0	2	3	
building E L3	1	2	4	0	2	3	
building E L4	1	2	4	0	2	3	
building E L5/6 (mezzanine)	1	0	4	2			
sub total		**8**	**17**	**3**	**6**	**10**	**28**
totals		**36**	**127**	**18**	**20**	**39**	**181**
percentages		***20%***	***70%***	***10%***	***11%***	***22%***	
REQUIRED				***10%***	***10%***	***20%***	

3.5 Resource, energy and water efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

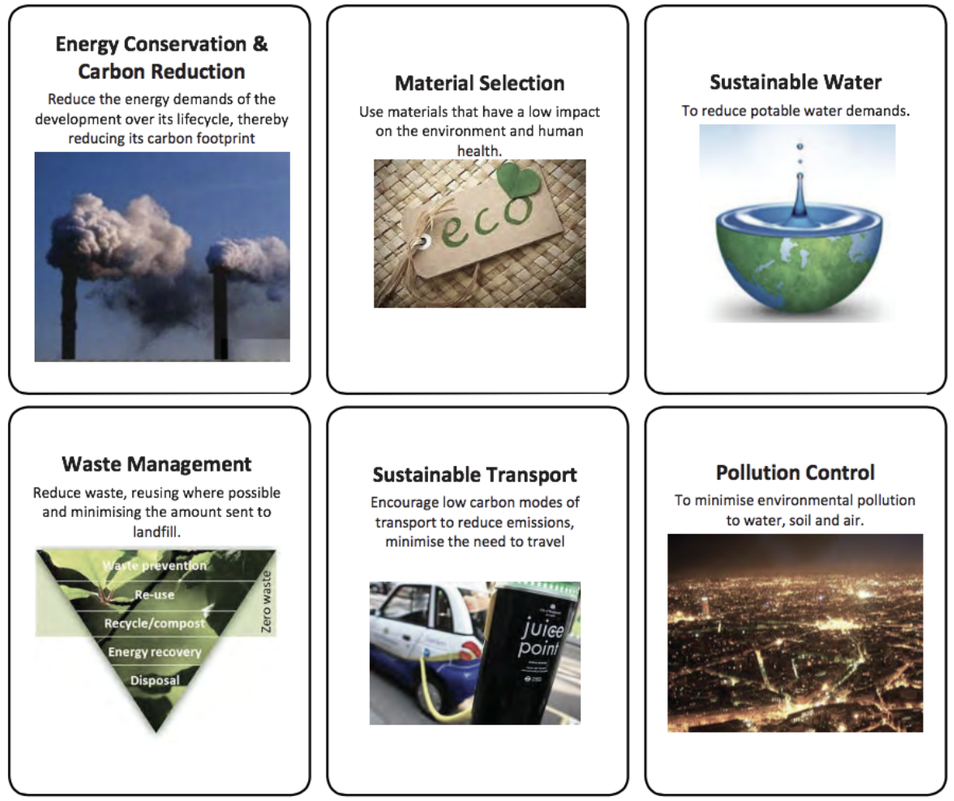
The designed form incorporates the principles of passive design in order to achieve desirable energy balance.

Proposed means of design include:

- optimised solar access to residential apartments within the development and adjacent developments, appropriate overhangs and screening
- maximising number of units with direct sun access
- minimising number of south facing units
- the building will incorporate water efficient fittings and rain water storage
- modular unit design allows future flexibility and potential adaptive reuse to meet future demand
- natural light and ventilation in units to reduce energy use
- natural lighting to all lobbies
- all lobbies naturally ventilated to minimise energy consumption

Further economies of scale are achieved by use of modular bathrooms, laundry and kitchen designs and partially repetitive floor plates to minimise waste.

A BASIX Certificate will be issued to confirm compliance with the environmental sustainability objectives.



3.6 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 coordinating 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 usability, privacy and social opportunity, equitable access and respect for neighbour' amenity, and provide for practical establishment and long term management.

The project vision is to adequately prepare Waitara for the future. The future character of the area will be one of slightly more density with good connection to public transport directly near the site. It will be transport and living hub all in one with connection to the public reserve nearby.

The proposed development has been designed so that the interface between internal and landscape areas is integral to the experience of the building.

Landscape splines run in between the each apartment blocks to break up and soften the building mass. The proposed development provides setback to all sides with deep soil area which serves as a buffer to adjoining residential dwellings. All areas except the periphery stripe of site, the landscape will be constructed over slab and appropriate soul depths and volumes in accordance with the NSW Apartment Design Guide.

The landscape strategy will be to address and enrich the public domain, the communal gardens and the private courtyards for individual units on level 01. Expansive communal open space runs in between the building blocks to break down the built form and to provide leafy outlook for the residents. The easement is integrated within the landscaping to serve as a buffer to adjoining residential blocks.

Private courtyards

This area provides useable entertaining outdoor space for residents on level 01 apartments. The plantings are introduced within on-structure planters over basement. Perimeter planting is proposed along the street frontage to enhance visual amenity and streetscape and also to create a sense of enclosure.

LANDSCAPE SPINES RUN IN BETWEEN BUILDINGS

SEPP 65 Residential Flat Design Code

The following outlines how the proposal addresses the landscape related provisions of SEPP 65.

Deep soil zones

26% (1780 m2) of the total site area (6963 m2) is designated as deep soil zone under the proposed development with a 4m wide deep soil strip maintained along the sides, 7m wide to the front and 6m wide to the rear of site boundary. ADG asks for a minimum of 15% of the site area (1044 m2) to be deep soil zone. The development will be extensively contributing to the biodiversity and planting species throughout the site.

Landscape design

Refer to Lanscape Architects' Report.

Communal open space

1741m2 (25%) is required by ADG and 2200 m2 (32%) provided in the proposal.

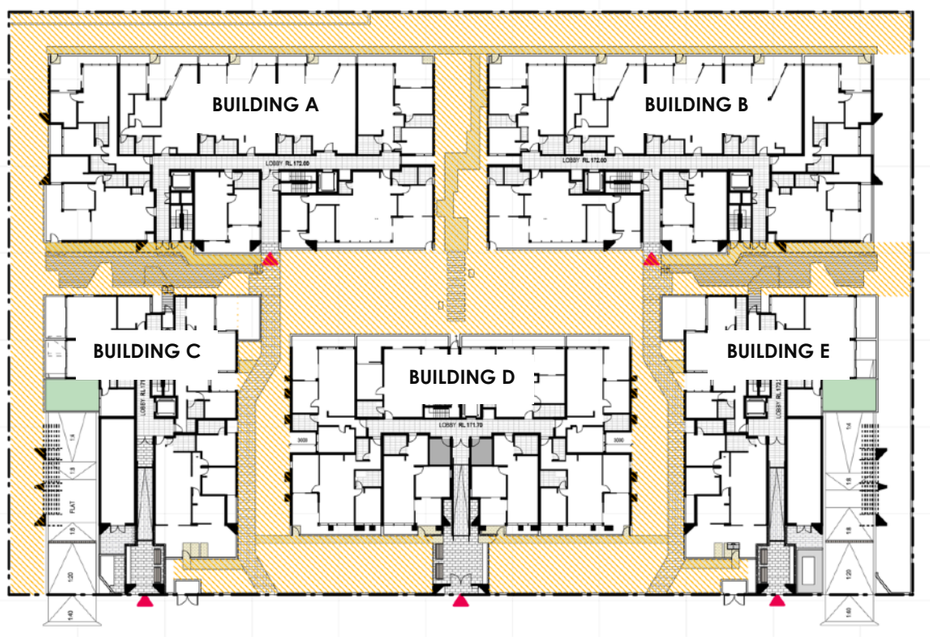
Conclusion

The landscape scheme is integral to the proposed development with a strong interface between internal and external spaces. The provision of communal open space results in greater aesthetic quality and amenity for residents and also they can gather and enjoy a high quality of outdoor space for living. Moreover, the creation of high quality landscape areas provide an important component of the amenity offered to residents by the development and is considered an attribute to making development a desirable place to live.

DEEP SOIL DIAGRAM

GROUND / L01 FLOOR

COMMUNAL OPEN



GROUND/ L01 FLOOR

3.7 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 services areas, outlook and ease of access for all age groups and degrees of mobility.

The proposed design incorporates efficient layouts, which maximise the positive attributes of the site including northern, eastern and western solar access, the opportunities for natural cross ventilation, security and privacy for the occupants. Indoor and outdoor spaces, as well as the nearby public reserve and services areas are available to the occupants of the building. It is considered the development does not unreasonably impact adjoining properties in terms of privacy, views or overshadowing, having regard to the expectation arising from the zoning and planning controls. The buildings comply with SEPP building separations:

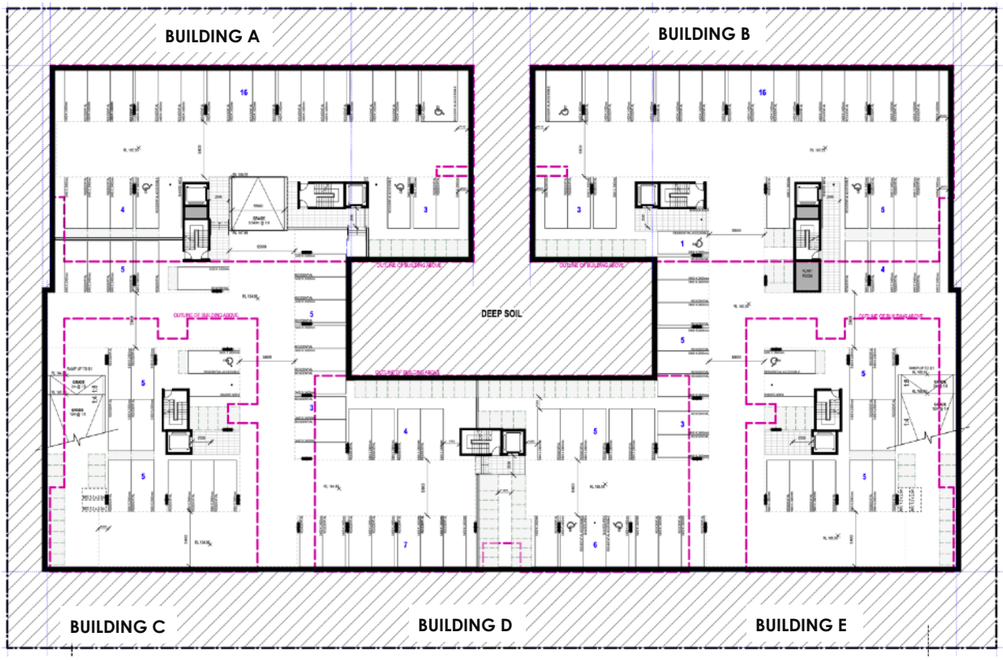
- up to 4 storeys: 6m between non-habitable rooms, 9m between habitable and non-habitable rooms, 12 m between habitable rooms/ balconies.

Basement car parking

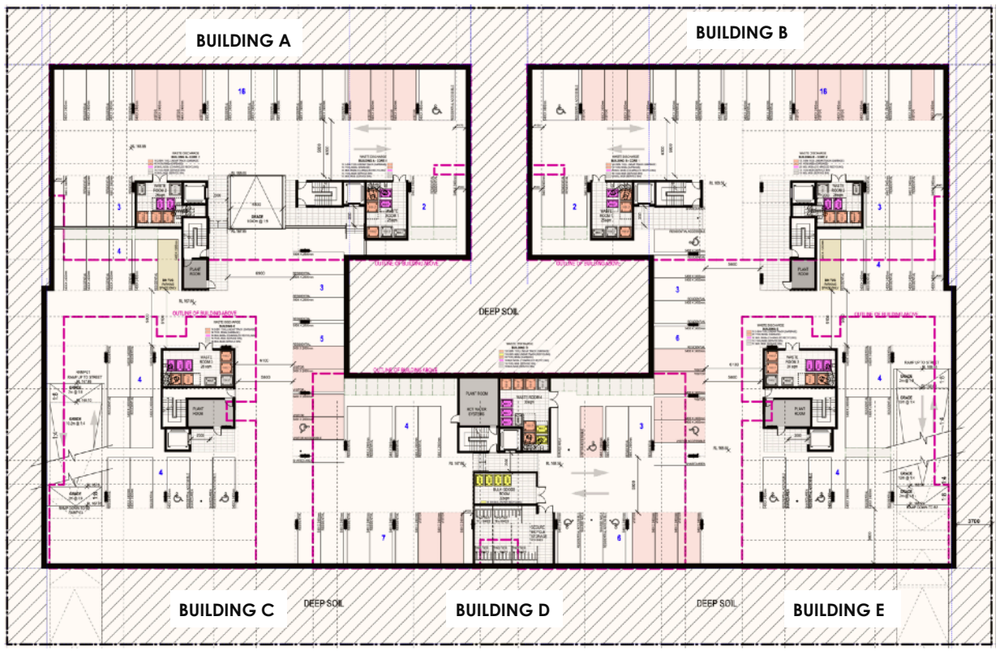
Access is available from the carpark and from the street for entry to the residential units. Entries rely on security intercoms for access. Lift access is private and only available by swipe card, which allows access to the individual storey only. This design proposes 2 levels of basement with separate entries from Park Avenue. This proposal achieves better efficiency in space planning and construction planning as less excavation is required.

Acoustics

The site will be subject to minor noise intrusion from passing traffic along Park Avenue. Accordingly, the dwellings have been designed to ameliorate such noise impacts to provide a reasonable level of internal amenity. Regard has been to the NSW Environment Protection Authority's Environmental Criteria for Road Traffic Noise. Details and acoustical engineers certification will be provided at Construction Certificate Stage. In terms of acoustics performance within each unit, care is taken so the the public living area is separated from the private living area. For example the living and dining areas are distinctly separated from the bedrooms. Wardrobes are provided between bedrooms to reduce noise impact and to achieve better acoustics performance. Similarly back to back wet areas provide acoustic insulation between public and private zones.



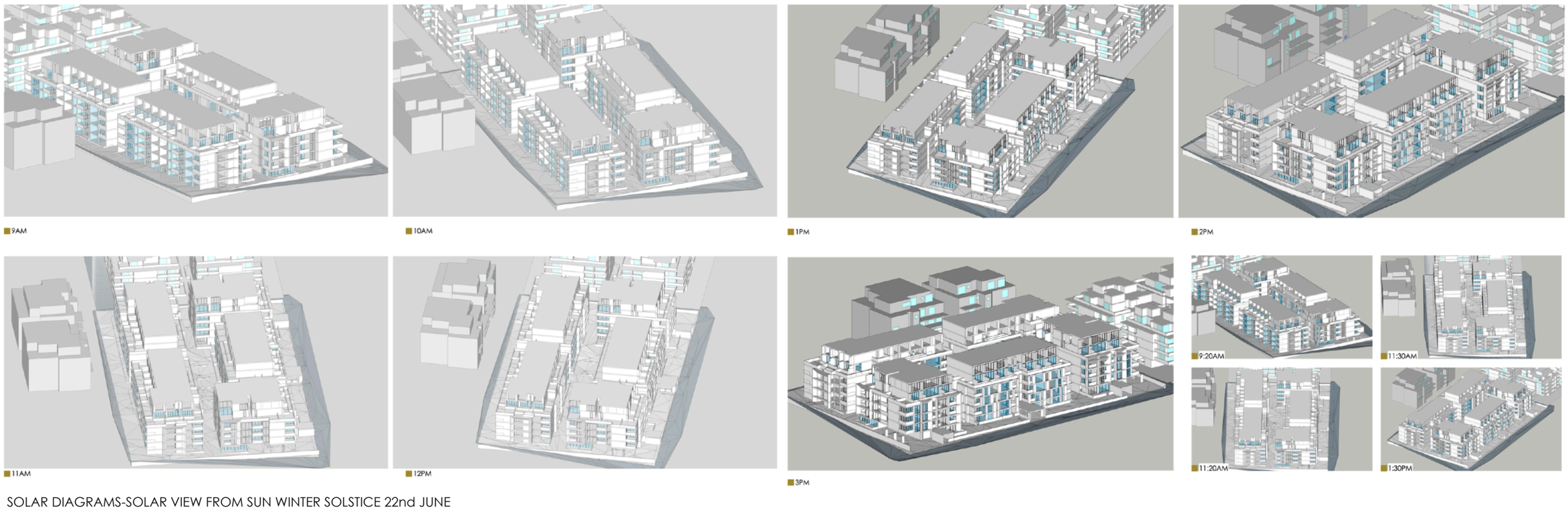
BASEMENT 02 PLAN



BASEMENT 01 PLAN

Solar access

The orientation of the buildings and the design of the units allows 73.8% (134 units) of the units in the development to receive at least 2 hours of sunlight, which exceeds the minimum standard of 70% set by Apartment Design Guide.



SOLAR DIAGRAMS-SOLAR VIEW FROM SUN WINTER SOLSTICE 22nd JUNE

Building A	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	Cross Ventilation
building A L1	8	6	2	0	5
building A L2	8	6	2	0	6
building A L3	8	6	2	0	6
building A L4	9	7	2	0	6
building A L5	9	8	0	1	9
building A L6 MEZZ.					
sub total	**42**	**33**	**8**	**1**	**32**
		78.6%	**19.0%**	**2%**	**76.2%**

Building B	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	cross ventilation
building B L1	8	4	4	0	5
building B L2	9	6	1	2	6
building B L3	9	6	1	2	6
building B L4	9	7	2	0	6
building B L5	9	8	0	1	9
building B L6 MEZZ.					
sub total	**44**	**31**	**8**	**5**	**32**
		70.5%	**18.2%**	**11.4%**	**72.7%**

Building C	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	cross ventilation
building C L1	4	3	0	1	3
building C L2	6	4	2	0	4
building C L3	6	4	2	0	4
building C L4	6	4	2	0	4
building C L5	6	5	0	1	6
building C L6 MEZZ.					
sub total	**28**	**20**	**6**	**2**	**21**
		71.4%	**21.4%**	**7.1%**	**75.0%**

Building D	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	cross ventilation
building D L1	8	4	3	1	6
building D L2	8	4	3	1	6
building D L3	8	7	1	0	6
building D L4	8	8	0	0	6
building D L5	7	7	0	0	7
building D L6 MEZZ.					
sub total	**39**	**30**	**7**	**2**	**31**
		76.9%	**17.9%**	**5.1%**	**79.5%**

Building E	no. of apartments	2 hours solar access	1-2 hours solar access	nil solar access	cross ventilation
building E L1	4	2	1	1	3
building E L2	6	4	1	1	4
building E L3	6	4	1	1	4
building E L4	6	5	0	1	4
building E L5	6	5	1	0	6
building E L6 MEZZ.					
sub total	**28**	**20**	**4**	**4**	**21**
		71.4%	**14%**	**14.3%**	**75.0%**
TOTAL	**181**	**73.8%**	**18.2%**	**8.1%**	**75.7%**
MIN.		**70%**		**15%**	**60%**

Cross ventilation

The orientation of the buildings and the design of the units allows 75.7% (137 units) of the units in the development to be fully cross ventilated, which exceeds the minimum standard of 60% set by Apartment Design Guide.

3.8 safety and security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

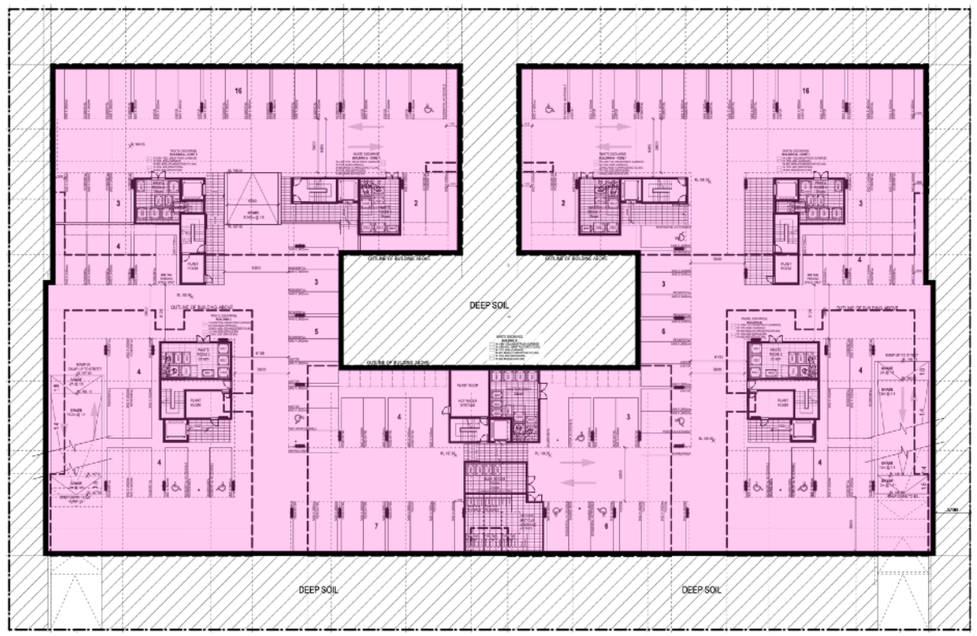
Safety and security has been a fundamental consideration to the design of the development, with particular regard to the principles 'Safer by Design'. Aspects such as casual surveillance and controlled access, have all been taken into consideration.

The building design follow the following principles to provide safety and security:

- the street frontage has been activated to maximise activity on street level, the main entrance to residential portion is provided via secured lobbies
- the design provides a clear distinctions between communal and private areas through secured access to lifts and lobbies
- the building has been designed with a degree of passive surveillance

In respect of the public domain this is achieved by maximising overlooking of public and communal open spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing quality public spaces, providing lighting appropriate to the location and desired activities and clear definition between public and private spaces.

Access is available from the carpark and from the street for entry to the residential units. Entries rely on security intercoms for access. Lift access is private and only available by swipe card, which allows access to the individual floor and car parking levels only.



LEVEL 01 FLOOR PLAN

3.9 social dimension

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

Housing affordability in Sydney is becoming increasingly difficult. The proposed development provides high density in close proximity to public transport.

Given the sites location, it is envisaged that most demand will be for 1 and 2 bedrooms. The proposed development provides 36 x 1 bedroom apartments (20%), 127 x 2 bedroom apartments (70%) and 18 x 3 bedroom apartments (10%).

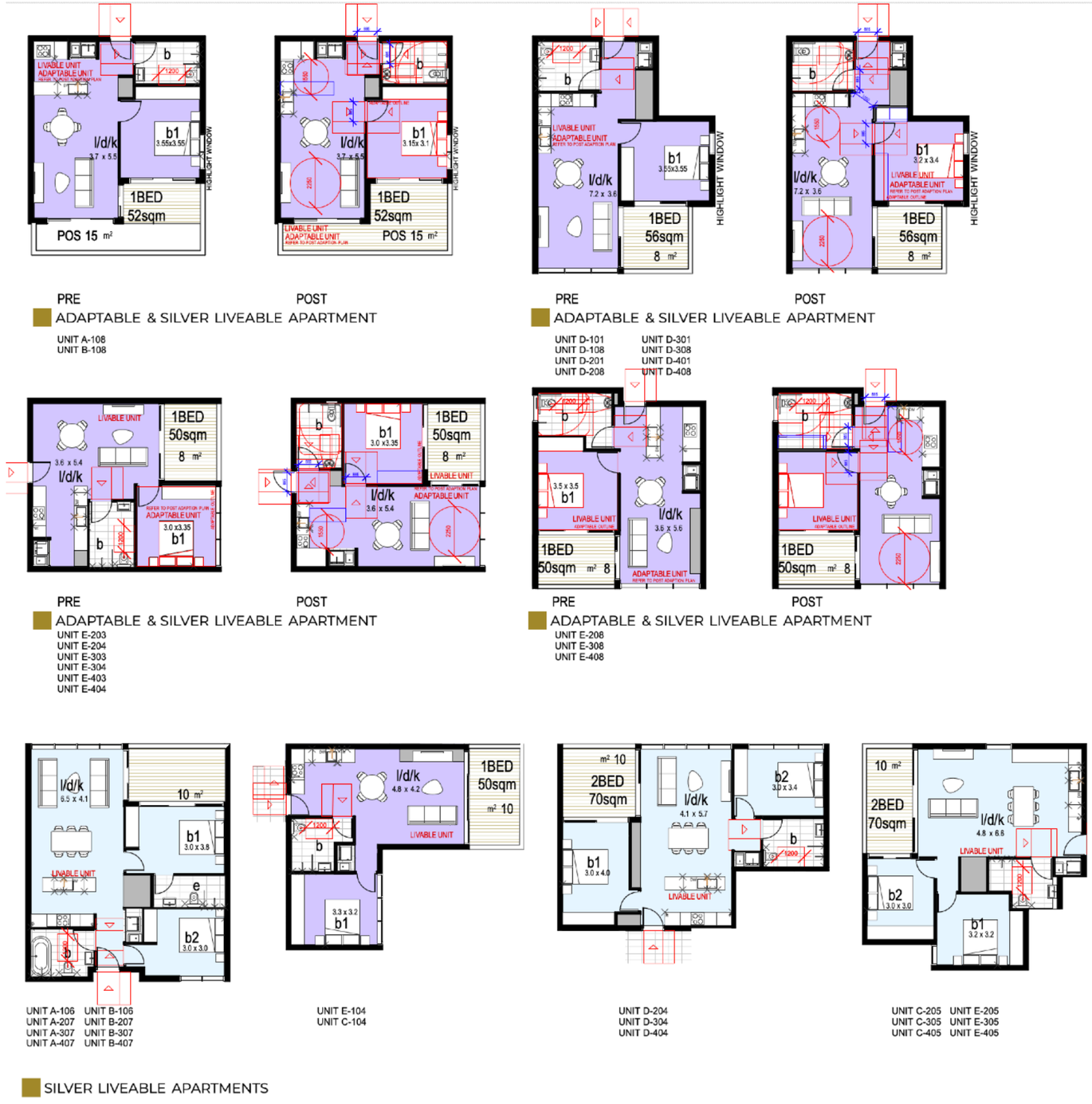
20 Adaptable units (11%) have been distributed over whole site with 39 units being silver level liveable (22%) also.

This new design proposes more variation to the apartment mix to cater for different social fabrics of the suburb.

The proposed development offers a wide range of benefits to the community in Waitara and contributes to the changing character of the area by:

- providing a range of unit options to offer affordable accommodation
- offering a mix of adaptable apartments to suit a range of demographic types
- delivering a residential hub of activity for the community
- creating a positive aesthetic benchmark in the streetscape

The design subject to the above, responds to the social context and need of the local community in terms of lifestyle, affordability and access to social facilities and transport.



3.10 aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colour and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

This design is proposing to break up the building mass into distinct elements - building elements being base and top of building.

The use of a composition of light and dark materials such as rendered and painted external walls have metal elements to bring in the light. Each building is made of different alternating cladding materials - bronze, copper & grey metal claddings.

The creation of base emphasises the real component. This coupled with the use of frames, decks and the well articulated buildings, reduces the perceived visual bulk of the building by exploiting the effects of light and shade, whilst providing visual interest to the observer.

The building has been designed with reference to the following principles:

- Built form articulated by the strong linear portal frames with splayed edges (base)
- Appropriate proportioning of solids and voids
- Facade segmented by rhythmic frames and articulation
- Facade composition which breaks the building components into smaller elements
- A mixture of modern metallic cladding and frames add to the new modern character of the area
- Quality materials were used throughout to achieve a high level of finish.

This design offers vast improvement to the existing streetscape. It is more contemporary, more refined and better resolved resulting in a significantly improved architectural outcome. The building is of contemporary stylistic expression influences by its urban environment and the proponents. It injects a modern look to the streetscape and suburb profile to provide a positive architectural and aesthetics contribution to the character of the area.

4 design statement

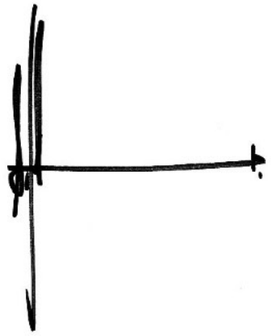
Hornsby Shire Council
P.O.Box 37,
Hornsby. NSW 1630

RE: 22 - 32 Park Avenue, WAITARA NSW 2077 EP & A Act Regulation Clause 50 (1A)

Cl.50 (1a)

- a) I, Aleksandar Jelicic have designed the above residential flat development.

- b) The design quality principles set out in Part 2 of State Environmental Planning Policy No.65 Design Quality of Residential Flat Development are achieved for the above proposed residential flat development.



Regards,

Aleksandar Jelicic

Architect
reg no 7167