

28<sup>th</sup> February, 2023

Job no. 18046 - 1 National Park Street

SEPP 65

DESIGN QUALITY STATEMENT

## 1.0 OBJECTIVES

OBJECTIVE	SUMMARY	ACTIONS	Compliance
	SITING		
3A-1	Site Analysis illustrates that design decisions have been based upon the opportunities and constraints of the site.	<p>The site is extremely well located to public transport, services and amenity.</p> <p>The massing of the proposal responds to the major changes proposed in this inner urban context.</p>	Yes
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	The corner site has street frontages to the North West and South along National Park Street and King Street respectively. The street wall height and treatment responds to adjacent developments and future desired built form while majority of units have been designed to optimize solar access and views.	Yes

3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	King Street, to the south, presents as a very wide street and therefore, no unacceptable over-shadowing to buildings across it is envisaged. The two existing residential towers to the East will receive uninterrupted solar access between 9am to 2 pm during the winter solstice. The podium level buildings to the east will receive uninterrupted solar access between 9am to 1pm during the winter solstice. To the West exists a commercial building that will receive uninterrupted sunlight after 9am in mid-winter. Refer to Architectural drawings <a href="#">A21_020 – A21-026</a> .	Yes
3C-1	Transition between private and public domain is achieved without compromising safety and security	The King Street façade has been developed so that privacy and visual permeability transitions from podium to the upper levels of the tower. The balustrade treatment to the podium and lower tower levels provides privacy and security whereas winter gardens and increasing transparent balustrades at upper levels of the tower provide shelter and take advantage of distant views.	Yes
3C-2	Amenity of the public domain is retained and enhanced	The King Street façade makes a very positive contribution to a streetscape currently showing signs of vandalism and decay. Common and private open spaces engage with the street front. Passive surveillance is improved, without overly exposing the apartments to the harsh conditions of King Street.	Yes
3D-1	An adequate area of communal open space is provided to enhance residential amenity and provide opportunities for landscaping	Ample landscaped communal open spaces are provided for access to all apartments. Each apartment in addition has private open space. The roof level of both towers is given over to landscaped open space and communal areas. These areas are provided to maximise amenity for all apartments. In addition, two generous communal rooms and a gym are provided at the base of the southern tower which spill out to the podium level communal gardens.	Yes

3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Detailed consideration has been given to the design of the entry landscape space, which provides a public court to the development and activates the streetscape. This will be an evocative and welcoming environment. Refer to Landscape Architect's details	Yes									
3D-3	Communal open space is designed to maximise safety	Units are positioned to provide passive surveillance to the communal open space on top of the podium.	Yes									
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Not applicable	NA									
3E-1	Deep soil zones allow for and support healthy plant growth. Min. deep soil zones <table><tr><td>&lt;650sqm</td><td>No min. dimensions</td><td>7% site area</td></tr><tr><td>650 – 1500</td><td>3m min dimension</td><td>7% site area</td></tr><tr><td>≥ 1500</td><td>6m min dimension</td><td>7% site area</td></tr></table>	<650sqm	No min. dimensions	7% site area	650 – 1500	3m min dimension	7% site area	≥ 1500	6m min dimension	7% site area	Generous podium landscaping has been provided as alternative landscaping due to the extensive site coverage with non-residential development at ground. 550sqm (13% of the site area) is proposed to Level 04 podium.  Generous communal areas and landscaping on structure has been dispersed throughout the development to offset any shortfall in deep soil planting. 1138sqm of soft landscaping is proposed to the whole development, 26% of the site area.  Refer to Landscape Architect's details.	Yes – on merit
<650sqm	No min. dimensions	7% site area										
650 – 1500	3m min dimension	7% site area										
≥ 1500	6m min dimension	7% site area										

3F-1	<p>Adequate building separation distances are shared equitably between neighbouring sites to achieve reasonable levels of external and internal visual privacy</p> <table><tr><td>Height</td><td>Habitable rooms/balconies</td><td>Non habitable rooms</td></tr><tr><td>Up to 12m</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m</td><td>9m</td><td>4.5m</td></tr><tr><td>&gt;25m</td><td>12m</td><td>6m</td></tr></table>	Height	Habitable rooms/balconies	Non habitable rooms	Up to 12m	6m	3m	Up to 25m	9m	4.5m	>25m	12m	6m	<p>The towers generally have a 6m setback to the eastern neighbouring boundaries to set up a 12m building separation. This is mitigated by the additional distance created by the already developed eastern 'Verve' site.</p> <p>The northern tower is setback 9m from the northern boundary and is justified by an independent feasibility study, which identifies the inability for substantial development to be achieved on the small neighbouring sites to the North.</p> <p>The southern tower typically maintains a 4.5m-5m setback identified along king street.</p> <p>The separation between the two towers is slightly less than the ADG, at 22m. However, this is mitigated by several factors, including the offset siting of the two towers. They instead look diagonally across living spaces, rather than directly into each other. This increases the separation distances and creates a glancing, rather than direct sightlines. Additional screening is also incorporated for privacy and solar protection. Furthermore, UDCG comments obtained support the slightly less than 24m separation as well as the slightly lessened 6m setback to king street.</p> <p>Refer to Architectural Plans A1-007-1009</p>	Yes
Height	Habitable rooms/balconies	Non habitable rooms													
Up to 12m	6m	3m													
Up to 25m	9m	4.5m													
>25m	12m	6m													
3F-2	<p>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views between habitable rooms and private open space.</p>	<p>Screened balustrades to podium level decks are generally set at a min. 1100h to provide privacy from the ground plane. Higher level privacy is provided from large blade columns and inset balustrade to maximize privacy</p>	Yes												

3G-1	Building entries and pedestrian access connects to and addresses the public domain	There are two distinct lobbies, one for the North tower and northern podium units and the other for the South Tower and southern podium units. Both entries are well defined addressing National Park Street and accessible from the public forecourt on National Park Street. The lobbies are linked by an external walkway on the podium Level 4.	Yes
3G-2	Access, entries, and pathways are accessible and easy to identify	Sculpted screening and an open-air public forecourt has been incorporated into the design of the entry. These, in combination with street awnings, act as a way finding device. This aids in addressing the street and public domain with a break in massing of the podium building. Refer to Architectural Plans A3-002.	Yes
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	The corner of National Park Street and King Street features a retail forecourt that allows free pedestrian movement through the site. This links both streets more directly, which is beneficial for pedestrian movement. Refer to Architectural Plans A2-001.	Yes
3H-1	Vehicle access points are designed to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	A single kerb crossing, set to the minimal width for vehicles has been designed for the car park entry. This entry is an historical right of way for adjoining lots, and as such, has been maintained. This is located at the northern end of National Park Street away from the most intense pedestrian activity on the site. Refer to Architectural Plans A2-001.	Yes
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking has been designed to the Newcastle DCP as per the requirements for inner city developments.	Yes
3J-2	Parking and facilities are provided for other modes of transport	Motorcycle and bicycle parking is available within the building to DCP requirements. Each unit is allocated a generous external storage with provision for bicycle storage.	Yes

3J-3	Car park design and access is safe and secure	Security systems will be provided along with secure shutters within the building	Yes
3J-4	Visual and environmental impacts of underground car parking are minimised	The carpark is sleeved by commercial, retail and residential accommodation to King and National Park street. A zero lot line wall is provided to the Northern boundaries, the intent of which is that future and existing development will match this alignment. The eastern boundary matches the existing Zero lot line precedent set by existing neighbouring development. Refer to Architectural Plans A2-001.	Yes
3J-5	Visual and environmental impacts of on-grade car parking are minimised	As above	Yes
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	As above	Yes
	DESIGNING THE BUILDING		
4A-1	Optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space  All other areas – a min. of 3 hours A max. of 15% receive no sun in mid-winter	82.9% of the apartments achieve the minimum 2hrs required sunlight in mid-winter to the living areas. 56.7% achieve 3hrs of sunlight mid-winter.	Yes
	2 hours min sunlight midwinter in Sydney/Newcastle/Wollongong	See above	Yes
	All other areas a min. of 3 hours	See above	Yes

4A-2	Daylight access is maximised where sunlight is limited	In accordance with the guidance contained in the ADG, the exterior and interior spaces have been given light coloured finishes	Yes
4A-3	Design incorporates shading and glare control, particularly for warmer months	North-facing windows are recessed into the façade to provide overhangs for solar control. Eastern and western vertical screening is incorporated to minimise the effect of glare during warmer months	Yes
4B-1	All habitable rooms are naturally ventilated	All habitable rooms are naturally ventilated, and many have multiple windows in different facades.	Yes
4B-2	The layout and design of single aspect apartments maximises natural ventilation	Complies	Yes
4B-3	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building / or up to 25m from ngl. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	58 units have openable windows in at least two orientations for excellent cross ventilation in the first nine storeys of the development. When the ADG dispensation on units above level 9 is factored in, the percentage rises to 140 units (75%), which is in excess of the 60% cross ventilation requirement in the ADG.	Yes
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access. Min height of – Habitable rooms 2.7m Non habitable rooms 2.4m Two storey apartments 2.7m main living floor 2.4m for second floor (max. 50% area) Attic spaces 1.8m at edge of room 30° ceiling slope	All habitable rooms have ceiling heights of $\geq 2.7\text{m}$ All non habitable rooms have ceiling heights of $\geq 2.4\text{m}$  Refer to Architectural Plans A4_001-003.	Yes
4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	Proposal has adequate floor to ceiling heights, see above	Yes

4C-3	Ceiling height contributed to flexibility of building use over the life of the building	Ceiling heights comply	Yes
4D-1	Layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Layouts of rooms are functional, articulated to make best use of the design's character and provide a high standard of amenity	Yes
	Min. areas Studio 35sqm 1 bed 50sqm 2 bed 70sqm 3 bed 90sqm	Complies Complies Complies Complies	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.	All habitable rooms have ample operable windows in excess of the 10% minimum requirement.	Yes
4D-2	Environmental performance of the apartment is maximised	See above	Yes
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Given the thin cross section design, all habitable room depths easily exceed these requirements	Yes
	In open plan layouts the maximum habitable room depth is 8m from a window	Complies	Yes
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs	Layouts are compact but flexible.	Yes
	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobes)	Complies	Yes



	Bedrooms have a minimum dimension of 3m (excluding robes)	<p>Complies</p> <p>There is a minor corner outside the minimum dimensions to a secondary bedroom of units P0101, P0205, P0305, S0409, N0404, however the bedroom area exceeds the minimum requirements</p>	Yes – on merit
	<p>Living rooms or open plan living have min width of 3.6m for studios/1beds 4m for 2/3beds</p>	<p>The majority of living areas are well in excess of the minimum requirements as identified on the Minimum room size diagrams included with the architectural package, drawings S455-A26-001-010.</p> <p>The stairs to duplexes S0401-S0404 encroach marginally into the 4m x 4m dimension to the living room. However, the area to the north of the stairs is 4.8m wide x 2.4m deep with generous sliding doors flowing onto an outdoor patio. Additionally, the living space is adjoined to a dining room providing further living area.</p>	Yes – on merit
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	All dwellings have generous private outdoor spaces in the form of courtyards or balconies.	Yes

	<p>Primary balconies</p> <p>Studio 4sqm</p> <p>1 bed 8sqm 2m min depth</p> <p>2 bed 10sqm 2m min depth</p> <p>3 bed 12sqm 2.4m min depth</p>	<p><b>Levels 01-04:</b> Balcony depths are generally 1.8m to 2.0m with a generous length exceeding 5m. Larger internal areas have been prioritised generally to these levels over balconies due to the proximity of the street, exposed to the busy noise of the street.</p> <p>Further to address the street, wintergardens are proposed along the South.</p> <p><b>Typical Tower Levels:</b></p> <p>Balcony depth varies from 900mm min to 3,400mm to 4,000mm max. to provide multiple options for outdoor space, particularly at higher levels. Some minor non-compliances are demonstrated visually on the plans, but these are well offset by the generous proportions of the balconies.</p>	Yes – on merit
	<p>Apartments at ground level or on podium have a private open space instead of a balcony. Minimum area is 15sqm and minimum depth is 3m</p>	<p>Complies.</p> <p>The duplexes S0401 – S0404 have a balcony depth of 2.2m and a width of 5m . This shortfall in depth, however this is compensated by an adjoining 1.6m landscape strip as well as 2 other additional outdoor areas. Further, the units are well located to enjoy the expanse of the generous communal open space on the podium.</p>	Yes – on merit
4E-3	<p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>	<p>All balconies are designed and detailed as integral components of the façades. Balconies are designed to allow for enjoyment of outdoor space, without over exposure to traffic noise, wind, or overlooking of the private open space of other units or neighbouring sites. Refer to Architectural Plans A3_015-021.</p>	Yes

4E-4	Private open space and balcony design maximises safety	All balconies to be designed and constructed in accordance with the BCA.	Yes
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments	All apartments can easily access the multiple common landscaped spaces that are open to the sky	Yes
	Maximum number of apartments off a circulation core on a single level is 8	Typically, the maximum number of apartments accessed off a single core is 5 or 6. This differs throughout the podium levels where double storey apartments are provided and with shared access from both tower cores and communal open space.	Yes
4F-2	Common circulation spaces promote safety and provide for social interaction between residents	Circulation is direct and legible and secured at the street front. The common garden spaces are open, and planted to form a lively and engaging space that celebrates the daily routine of 'homecoming'.	Yes
4G-1	Adequate, well designed storage is provided in each apartment	All apartments are provided with storage external to kitchens and bedrooms, and will also have access to storage areas within the carpark space.	Yes – on merit
	Studios 4m3 1 bed 6m3 2 bed 8m3 3 + 10m3	Refer drawings A27-001 – 010 for details on allocated storage. Each unit has the minimum total storage. However, some units do not strictly meet the numerical requirements for internal storage. However this does not include the generous oversized wardrobes provided throughout the units, which exceed the minimum ADG required widths.	Yes – on merit
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	Complies	Yes

4H-1	Noise transfer is minimised through the siting of buildings and building layout	Most apartments on site are located away from the major traffic noise. Apartments on the street frontage are designed so that secondary openings are always available on the quiet side of the building. All wall construction and glazing is in accordance with the Acoustic Engineer's recommendations	Yes
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	All separating construction to be in accordance with the BCA	Yes
4J-1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through careful siting and layout of buildings	Every apartment that has a King Street frontage, has refuge opportunity away from street noise due to deep inset balcony frontage and careful selection of materials and balustrading.  Refer to Architectural Plans A3_016.	Yes
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Complies	Yes
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	The proposal contains a mix of one, two, three, and adaptable bedroom/living layouts of varying configurations and character.	Yes
4K-2	The apartment mix is distributed to suitable locations within the building.	Different apartment types are located to best utilise and accommodate the site's best attributes.	Yes
4L-1	Street frontage activity is maximised where ground floor apartments are located.	Not applicable – no ground floor apartments facing the main road – King Street	Yes
4L-2	Design of ground floor apartments delivers amenity and safety for residents	No ground floor apartments face the street.  All dwellings facing the landscaped podium have private gardens. Refer to Architectural Plans A2_006.	Yes

4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	The street façade continues a street wall height that has been established by neighbouring development. Articulation to the facade is achieved through alternating apartment balconies and residential scaled balustrade/privacy screening.	Yes
4M-2	Building functions are expressed by the façade	The building entry is clearly defined by the use of sculpted screening elements which form a break in the massing of the podium building. The open-air public forecourt that is created has been incorporated into the design of the entry. This forms a clear entry point which is located between the two towers along National Park Street. Refer to Architectural Plans A3_002.	Yes
4N-1	Roof treatments are integrated into the building design and respond positively to the street.	Podium roofs have been designed to act as the fifth elevation as they are viewed from the tower units. Landscaped planting is integrated into the podium to provide additional privacy and add to the podium transition when viewed from the ground plane. The roofs to the towers are kept at a minimal pitch (generally flat) to allow the undulating planning character of the towers to become evident when viewed from the ground plane. Communal rooftop areas of both towers are pulled away from the edge to minimize any impact that this may have when the towers are read against the sky.	Yes
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	The podium apartments have been designed to address and connect to a very extensive landscaped communal podium. Refer to Architectural Plans A2_006.	Yes
4N-3	Roof design incorporates sustainability features	Solar PV is included on the roof plans. The roof levels of both towers incorporate services that will be screened to protect them both visually and from exposure. Refer to Architectural Plans A2_020-025.	Yes

4O-1	Landscape design is viable and sustainable	The landscape design and species selection makes intelligent use of native species for all garden spaces. Refer to landscape Architects details.	Yes
4O-2	Landscape design contributes to the streetscape and amenity	Street trees and public landscaping has been selected and designed by the landscape Architect to contribute to the streetscape. Refer to landscape Architects details.	Yes
4P-1	Appropriate soil profiles are provided	Landscape details have been selected by the Landscape Architect to suit the site conditions. Refer to landscape Architects details.	Yes
4P-2	Plant growth is optimised with appropriate selection and maintenance	Plants have been selected by the Landscape Architect to suit the site conditions. Refer to landscape Architects details.	Yes
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	As above	Yes
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	<u>40 (20%) silver level adaptable dwellings</u> are provided to allow choices for people with disabilities, in compliance with the minimum stipulated by the ADG.	Yes
4Q-2	A variety of apartments with adaptable designs are provided	A good mix of apartment types are provided, with many atypical units that respond to the site's particular opportunities. As above.	Yes
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	As above.	Yes
4R-1	New additions to existing buildings are contemporary and complementary and enhance an areas identity and sense of place	Not applicable	Yes

4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not applicable	Yes
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Ground floor retail with commercial space above has been designed to address and activate both king street and National Park Street. Refer to Architectural Plans A2_001-003.	Yes
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Complies	Yes
4T-1	Awnings are well located and complement and integrate with building design	A street awning is provided over the building entry and is integrated with the street façade design	Yes
4T-2	Signage responds to the context and desired streetscape character	Signage has been incorporated into the building frontage. Refer to Architectural Plans A3_001-014.	Yes
4U-1	Development incorporates passive environmental design	Beyond compliance with BASIX's numerical standards, <u>the site planning and building design maximise the benefits of passive solar design</u> to the dwellings, as much as possible .	Yes
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	As above.	Yes
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	Complies	Yes
4V-1	Potable water use is minimised	Water efficient appliances and tapware will be installed in compliance with the BASIX assessment.	Yes
4V-2	Urban stormwater is treated on site before being discharged to receiving waters	In accordance with DCP	Yes

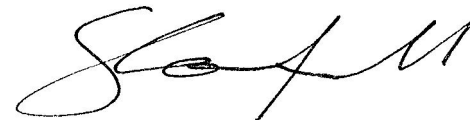
4V-3	Flood management systems are integrated into site design	In accordance with DCP	Yes
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage is located near the street for easy access for collection. Refer to Architectural Plans A2_001.	Yes
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Garbage rooms are provided	Yes
4X-1	Building design detail provides protection from weathering	Robust and durable materials have been specified.	Yes
4X-2	Systems and access enable ease of maintenance	Robust and durable materials have been specified.	Yes
4X-3	Material selection reduces ongoing maintenance costs	Robust and durable materials have been specified.	Yes

The project will create a high quality residential environment for future residents, with very good amenity well above ADG requirements.



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