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SEPP 65 Design Verification Statement DA modification - Stage 1 amendments

SOLARIS

Proposed Mixed Use Development, Forster Civic Precinct
Cnr Lake, West and Middle Street, Forster

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SEPP 65 Design Verification Statement

for

Proposed Mixed Use Development:

SOLARIS – DA modification - Stage 1 amendments

Forster Civic Precinct

Cnr Lake, West and Middle Street, Forster

(DA-521/2017)

This amended Design Verification Statement is provided to verify that the modifications do not diminish or detract from the design quality, or compromise the design intent, of the development for which the development consent was granted.

SEPP Urban Design Principles

Schedule 1 of SEPP No. 65 - Design Quality of Residential Apartment Development (Amendment 3, 2015-316) includes 9 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under SEPP 65.

The Authority Consent requires that before determining a modification for residential flat development, the qualified designer must consider the design quality principles demonstrated in the modified plans have been achieved or improved.

The following statement of consistency with the SEPP 65 Design Principles has been prepared and signed by the nominated architect as required under the policy.

Design Principle	Consistent	Comment
<p>Principle 1 - Context and Neighbourhood Character <i>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.</i></p>	<p>Yes</p>	<p>Overall Summary: The site is located at the edge of the Forster town centre and is surrounded by various types of development and uses. The town's police station and courthouse is located opposite on Lake street to the west (corner of West St). A mix of commercial uses are located on adjoining properties. The site analysis undertaken has identified the key features of the site in its context.</p> <p>The building is within walking distance of the Main Street, lake front boardwalk, main swimming beach and sea baths. A local bus route is located on lake street with stops in close proximity. The regional bus station is located in close proximity.</p> <p>Stage 1-4 Summary: The vehicular entrances are located on Lake, West and Middle Streets. Access within the site is organised to be clearly legible and in line with CEPTED principles. Wayfinding is made clear through visual cues, spatial arrangements, finishes/materials and signage. Permeability of the streetscape is achieved with extensive shopfronts along all street frontages. Activation at street level is achieved through locating active uses such as library, community lounge, residential building entries, restaurants, cafes, retail, childcare, cinemas, nightclub and hotel. A civic plaza space is created and linked by enhanced footpath treatments with the surrounding neighbourhood. Visual connection with surrounding areas is provided through orientation of buildings which respond to the context, angling and orientating to major views. Future adjacent and nearby development is supported through the arrangement of buildings on the site and the scale and mix of uses, acting as a major drawcard for future development.</p> <p>DA amendment – Stage 1: In addition to the above comments, Stage 1 vehicular entrances are located on Lake Street. Stage 1 will see that Lake Street is developed to be clearly legible and in line with CEPTED principles. Way finding is made clear through visual cues, spatial arrangements, finishes/ materials and signage.</p>

		<p>The plaza front weaving parallel to Lake St is activated with the Library, Community Plaza, Restaurant and Café, with the aim to provide permeability with Stage 2 to continue this through the extension of extensive shopfront along all street frontages.</p> <p>The design changes do not affect compliance and the above summary remains true.</p>
<p>Principle 2- Built Form and Scale <i>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.</i></p>	<p>Yes</p>	<p>Stage 1-4 Summary: The aim of this development is to create a landmark civic precinct. The proposal is appropriate for the site and is commensurate in scale, height and articulation within the broader Forster area and considers the locality's emerging character.</p> <p>The built form is influenced by the natural environment, taking cues from the materials, patterns, colours and forms of the coastal estuary, lake and headland.</p> <p>Four towers resting on an organically shaped podium are separated and juxtaposed to afford visual permeability and articulation of the overall site. Appropriate modulation and articulation have been applied in the design of the built form to reduce apparent bulk and express the character of the different components making up the development.</p> <p>Careful consideration has been given to provide access to the natural views of the surrounding areas from public, commercial and residential spaces.</p> <p>Each tower is within the specified height limits as indicated on the drawings. The massing and architectural language of the facades have been carefully developed to achieve an aesthetic outcome and composition fitting within the context of the Forster environment.</p> <p>DA amendment – Stage 1: Stage 1 tower has been increased in height by 1 level to a total of 7 levels. The increased height is appropriate given the increased height limits on the adjoining land immediately to the East of the site. The additional level accommodates 3 penthouse apartments. The type of use has been changed from adaptable retirement living to Residential Flats comprising individual dwellings. The area on Level 1 that previously housed the Retirement Living community facilities has been changed to commercial office space. Levels 3-7 contains residential dwellings orientated towards natural views. Located on ground and level 1 is the Library, Community Centre, Visitor Information Centre, Retail and commercial office spaces which are orientated towards Lake St, activating the street edge. The lower public levels and upper apartment levels</p>

		<p>are visually separated with level 2 carpark feature screen and timber elements and colours facing Lake St bringing warmth to the built form.</p> <p>With the lower levels creating as much transparency and interest to draw patrons in through its gently curved glazed façade and materials.</p> <p>The design changes do not affect compliance and the above summary remains true.</p>
<p>Principle 3- Density <i>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.</i></p>	<p>Yes</p>	<p>Stages 1-4 Summary: The design responds to the shape of the site and its location within the greater Forster context in order to minimise effect on the surrounding sites and provide the intended focal point as a civic precinct hub.</p> <p>The building scale and built form massing is in line with the Council’s vision for the area, responding to the height envelopes set for the site and neighbouring areas. Setbacks and heights are designed to transition the development and provide adequate solar access to adjoining properties.</p> <p>The location of Council’s community centre and Library along with public amenities, restaurants, cafés and retail, Stage 1 will introduce a smaller scale hub suitable for the residents of Tower A and excite the local Forster community in anticipation of the future stages with their upcoming precinct amenities. Stage 1 is the intended focal point of this new civic precinct hub when all stages are complete.</p> <p>DA Amendment - Stage 1: The design changes introduce further variety of uses and dwelling types into the precinct whilst only increasing the density by 3 residential dwelling units. The above summary remains true and compliance with SEPP65 is enhanced by the changes.</p>
<p>Principle 4- Sustainability <i>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.</i></p>	<p>Yes</p>	<p>Stage 1-4 Summary: The building design reflects a considered and efficient use of natural resources through use of materials where possible with low embodied energy, low maintenance high durability characteristics. A very high percentage of units have effective cross-flow ventilation. This is achieved through a tested breezeway entry door and open central stairs/corridors which allow residents the ability to gain natural cross ventilation without loss of visual privacy. Sun studies have informed the positioning of external sunscreens to provide shading to protect glazing from direct sunlight.</p> <p>Aspects of sustainability integral to the design:</p> <ul style="list-style-type: none"> • Selection of appropriate high durability materials • Passive solar design principles via use of screening, consideration of solar aspect • Natural light

		<ul style="list-style-type: none"> • Energy efficient appliances • Water efficient fixtures • Rainwater harvesting and reuse • Water sensitive urban design • Collection and separation of recyclable waste • Co-location of community services, supermarket, restaurants etc in an integrated mixed-use development • Bicycle parking and end of trip facility to encourage active travel options <p>A comprehensive ESD report is included in the Design statement within the DA drawing set. The building will incorporate energy and water efficient devices appropriate to the specification of the building and awareness of needs. Details are provided in the BASIX report.</p> <p>The landscape zones include deep soil throughout the perimeter of the site. The zones are used to incorporate amenity vegetation (e.g. canopy trees and understorey planting) as well WSUD measures.</p> <p>A minimum of 60% of apartments achieve effective cross-flow ventilation through the open stair, breezeway doors and dual orientation. This allows residents to enjoy and gain natural ventilation with the breezeway door acting as security screen, so the loss of privacy is minimised whilst cross-ventilation is maximised. Additional sun screening, awnings and sliding shading screens have been designed to protect glazing from direct sunlight as informed by sun studies.</p> <p>Deep soil planting is constructed around the perimeter of the site including Lake St, along the edge of the Eastern and Southern boundaries in which the library users also share as a break-out and children play space. The Stormwater concept management plan prepared for DA also illustrates a number of bio-retention areas around the above-mentioned areas to capture rainwater to be reused as irrigation on-site.</p> <p>DA Amendment - Stage 1: The additional 3 penthouse units are of dual aspect, courtyard & corner designs and are naturally ventilated. The design changes do not affect compliance and the above summary remains true.</p>
<p>Principle 5- Landscape <i>Good design recognises that together landscape and buildings operate as an</i></p>	<p>Yes</p>	<p>Stage 1-4 Summary: The building and site have been designed to provide effective landscaping at ground floor, podium and upper level common areas for both public and private amenity.</p>

<p><i>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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management.</i></p> <p>Refer to landscape architect's documentation for further information and details.</p>		<p>Extensive well considered sustainable landscape treatment has been incorporated into the design throughout. Water sensitive urban design has been integrated into the project to deal with stormwater in a way that showcases initiatives used. The functional layout of the landscape design is a response to the internal uses, allowing for break-out and engagement between inside & outside. The landscape design also recognises the site's context of Wallis Lake foreshore & nearby Forster CBD - Lake Street (and the associated civic plaza) is the primary pedestrian spine which provides a physical & visual connection to the Wallis Lake foreshore. Streetscape upgrades along the street frontages enhance pedestrian connectivity to the local features, including Main Beach. The 'semi-organic' spatial arrangement of design elements (which integrates with the architectural form) and incorporation of native planting interprets the natural context of the site, thereby strengthening the 'design language' of the civic centre. Culturally and ecologically significant existing trees are retained which also provide immediate shade, visual softening & amenity.</p> <p>The generous community plaza designed extends from the corner of Lake and West streets, along Lake Street to the large civic plaza space at the Library/Community Centre entrance. These plaza areas are mostly hardstand to provide outdoor spaces for activities and outdoor dining. Planting has been provided appropriate to the use. Ground level planting and upper podium level planting have also been designed to maximise solar access whilst creating corridors and shared community spaces to promote interaction and act as privacy zones.</p> <p>DA Amendment - Stage 1: Landscaping has not been affected by the changes and the above statement remains true.</p>
<p>Principle 6- Amenity <i>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.</i></p>	<p>Yes</p>	<p>Stage 1-4 Summary: The design principles and specific requirements of SEPP65 have been complied with in regard to achieving good amenity for residents. Being an integrated living community, substantial areas of public open space has been provided at the ground floor plane. This includes a civic plaza associated with the community centre and library which links the site along Lake Street to the Lake front boardwalk precinct. The community centre is collocated, and it is designed to allow residents to make use of the public facility which will add activity and make the centre more sustainable. Community open space is provided in 3 separate areas providing areas of choice for a range of resident activities both passive and active. In addition to these open spaces, extensive resident facilities have been provided in the form of resident's social club (lounge with</p>

		<p>Bar and outdoor deck), small group activity rooms (craft, billiards, cards etc) and resort facilities such as sauna, spa and pool.</p> <p>DA Amendment - Stage 1: The development offers a balance of apartments, both in size and layout containing a mix of 1, 2 and 3 bed apartments with good access to sunlight, natural ventilation, outlook and visual and acoustic privacy. The apartments can achieve 2800mmm ceiling heights above living and bedrooms allowing ample natural daylight into the units with access to natural ventilation to living areas and bedrooms via sliding and louvre glazing systems and breezeway doors. Each level can be accessed via lift access including carpark level. Storage is provided within the units with additional storage located in secure storage cages on the resident's carpark level. Each unit is provided with private balcony open spaces to achieve balance between indoor and outdoor space with further generous communal open recreation space located throughout the development.</p> <p>The above summary remains true and compliance is enhanced by the changes.</p>
<p>Principle 7- Safety <i>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.</i></p>	<p>Yes</p>	<p>Stage 1-4 Summary: A CPTED review has been undertaken for the project, examining opportunities for increased safety and security for the residents, users and staff. Careful consideration of access points, common areas both public and private, community gathering areas and service zones has resulted in a safe and secure development. The landscape design is in accordance with CPTED principles. Clear trunk trees, low understorey planting and other landscape elements are all arranged to ensure clear sightlines for the public & residents. In addition, Stage 1 entry and access is clearly visible from Lake St and sheltered, creating a threshold which further assist in surveillance from the inside. Secure access to the residential tower, resident's car park level and bicycle parking level will be via security swipe or key card access and available to resident's only. The development will also have CCTV systems installed around common areas. A manager's office and apartment is provided to overlook the operations of the precinct and will be able provide knowledge to any emergency services team should it be required on-site. All common areas will be well illuminated to ensure safety and visibility after dark.</p> <p>DA Amendments - Stage 1: Safety has not been affected by the changes and the above statement remains true.</p>

<p>Principle 8- Housing Diversity and Social Interaction <i>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, providing opportunities for social interaction amongst residents.</i></p>	<p>Yes</p>	<p>Stage 1-4 Summary: A mix of one, two and three-bedroom apartments is provided to meet the needs of the community for a diverse range of housing stock. By providing the residential accommodation in an integrated mixed-use development, the opportunity for social interaction has been greatly enhanced. Together with the provision of extensive resident’s communal spaces and facilities, this affords a further enhanced living environment to enrich the living experience of residents. Larger apartments are provided on the corners of the buildings where maximum daylight and ventilation is available and on the top most levels where open space can be incorporated.</p> <p>DA Amendments - Stage 1: Changes to Stage 1 modify the use of the dwellings from Integrated Retirement Living apartments in a managed complex, to independent residential Flats available to the public. This change provides additional variety in dwelling type offered, allowing a broader demographic to occupy the dwellings (no longer being restricted to retirees). Tower A is considered to offer a balance of mix of accommodation, which when combined with the other stages, will bring about a high outcome of desirability and diversity.</p> <p>The above summary remains true and compliance is enhanced by the changes.</p>
<p>Principle 9- Aesthetics <i>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 well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>	<p>Yes</p>	<p>Stage 1-4 Summary: The design is based on a strong design concept taking inspiration from the local natural environment, the uses proposed and the development pattern of the surrounding area. A layering of design elements responds to the uses within, giving a legibility to the functions within. The areas relating to the ground plane and the public uses are designed to reflect the organic curves of the waterways, gentling curving elements and natural materials. These curves are continued up the façade to integrate the curves into the carpark screens and podium planters.</p> <p>Residential areas are situated above the curved lower levels. The form is more angular, representing the forms of the headland which are solid and robust elements. The shapes and form in the residential buildings are chiselled angular forms which respond to the curved forms below in a complimentary way. A fine-tuned aesthetic result, which is tailor made to reflect the context of the site, development program and the community aspirations.</p> <p>In addition to the above described layout and aesthetics, the building will have interactive frontages with good building setbacks fronting newly developed pedestrian friendly Lake St. The choice of colours and materials also reflect the</p>

		<p>natural landscape of the water and headlands. The mix of bronze, olives, whites and timber colours and podium art also adds warmth and emotional appeal that invites patrons to visit the precinct and interact with the community centre and active use of the plaza.</p> <p>DA Amendments - Stage 1: Building Aesthetics have not been affected by the changes and the above statement remains true.</p>

Conclusion

On the basis of the information available it is considered that the proposed development is consistent with the objectives of the local and state planning policies and other relevant general codes.

I, Michael Kisluk, Managing Director of TVS Architects, verify that I contributed to the design of the proposed development and that the 9 design quality principles set out in Schedule 1 of SEPP No. 65 - Design Quality of Residential Apartment Development (May 2021) and the objectives of the NSW Apartment Design guide are satisfied. I verify that the modifications do not diminish or detract from the design quality, or compromise the design intent, of the development for which the development consent was granted.

Signature:



Name: **Michael Kisluk** B.Arch FRAIA
Managing Director

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