

Tuesday, 08 December 2020

RE: Mixed Residential and Commercial Development
Ppty: 26 Crabbes Avenue, Willoughby

DESIGN VERIFICATION STATEMENT

The design verification statement, prepared by Van Aratoon, Registered Architect of Amglen Pty. Ltd. pursuant to Clause 2(5) of Schedule 2, Part 1 – Development Applications of EPA Regulations 2000, provides an explanation of the design in terms of design quality principles of SEPP No. 65 – Design Quality of Residential Flat Developments. Plans reviewed are all drawings from DA2.01 – DA2.04 Rev 'A', DA2.05 Rev 'D', DA2.06 – DA2.09 Rev 'C'.

1. Context and Neighbourhood Character

The proposed scheme is enclosed by Crabbes Avenue to the north, Horsley Avenue to the south and Penshurst Street to the east and is also adjacent to the Horsley Avenue Heritage Conservation Area (HCA), defined in the Willoughby LEP 2012. The site is subject to an Approved Site Compatibility Certificate (SCC) from the Department of Planning. The proposed scheme comprises of three (3) Independent Living Unit (ILU) Buildings, one (1) Registered Club Building, one (1) Residential Flat Building (RFB) with ground floor commercial offerings and one (1) Residential Aged Care Facility (RACF). A publicly accessible park has also been provided and has been centrally located along the northern boundary of the site and is accessible from Crabbes Avenue.

The northern and western façades are appropriate to their adjacent surroundings. The use of privacy screens and louvered features, where necessary, shield the buildings exposed road frontages. Landscaping on the ground and street level helps create a buffer from the development to both street frontages. The southern and eastern facades are setback 8m and 6m respectively, the buildings along this fringe have also been stepped down to 2-3 storeys in order to provide a sympathetic outlook towards neighboring properties, while also maintaining an aesthetic that coincides with the Horsley Avenue HCA.

The main pedestrian entry is located along Crabbes Avenue. This has been achieved by creating a cross through link otherwise known as a 'Civic Walk'. This link connects to Legion Way. A secondary entry is located along Penshurst Street. All entries are defined by distinctive landscaping and building features. Vehicular access is isolated from pedestrian access, and will be located off Crabbes Avenue.

The site is regular in shape with a high point of 100.5 and a low point of 95.09 falling from the north-west corner to the south-east corner.

The development's façades address both Crabbes Avenue and Penshurst Street, incorporating architectural features using vertical reaching envelope massing and unique finishes and textures. This articulation reduces the bulk and scale of the buildings, and creates design elements that allow each aspect of the buildings to be perceived differently from every angle. The building's height is moderated and kept within the nominated height limits (as defined by the SCC, with minor exceptions for lift overruns and ADG/BCA requirements), minimising overshadowing, especially to the existing properties to the south and east.

This development responds to the present and future housing needs for Senior's Living Housing within a low density residential environment. The site is currently occupied by one (1) two storey registered club, one (1) single storey Legion Club, four (4) two storey commercial buildings, and above ground bitumen car parking lot.

The main street aspects face north and west. The privacy screens on the north and western façades provide both shelter from the sun and sound mitigation for residents, alongside privacy for adjacent neighbors and residents of the development.

There is a major emphasis on landscaping near all boundaries on the site, specifically towards the east and south boundaries, with an emphasis on natural screening. This creates a planting buffer that merges the building into the public domain. The landscaping along the northern façades highlights the pedestrian entry areas along Crabbes Avenue while also highlighting the publicly accessible park which has been centrally located alongside the Civic Walk to provide equal amenity for residents and surrounding neighbors. The pedestrian entries into the development are clearly identified with entry statements and a centralized reception area, wherein intercoms for visitor access are located. The main entry from Crabbes provides access to the Park and Civic Walk intended for both public and private use. The secure entry from this vista opens into the centralized private common open space, which is part of the ILU Block A Building. The natural aesthetic of the surrounding context is accentuated through the use of large trees and avenue planting to create a link between the internal and external. Mailboxes are located within the development to ensure secure and convenient access for residents.

Convenient barrier free pedestrian access is available throughout. There is direct lift access to all residential levels and landscaped areas. In addition, a Porte-cochere has been designated within the basement that services the Registered Club, RACF and ILU Buildings, providing a centralized drop off point for residents and visitors, which is open to natural ventilation and sunlight via an exposed void above.

2. Built Form and Scale

The bulk and scale of the development is controlled in part by Willoughby Council Local Environmental Plan (LEP), the Willoughby Development Control Plan (DCP), the Apartment Design Guide (ADG) all alongside the SCC approved in 2018. The proposal is comprised of 6 building forms, all configured for maximum amenity for residents and neighbors and comprises a building frontage of 51m along Crabbes Avenue (only 50% of the total site frontage), and 70m along Penshurst Street.

The orientation of the buildings addresses both Crabbes Avenue and Penshurst Street. The development is consistent with the surrounding neighbourhood character and contributes to the streetscape through a unique building design and comprehensive landscape works.

The proposal is generally compliant with the controls set out within the Willoughby DCP. Minor departures have occurred due to building articulation elements.

The street frontage along Crabbes Avenue and Penshurst Street is clearly defined with a change in materials, highlighting the astutely designed Park and Civic Walk.

Residential and visitor parking, car wash bays and a garbage room have been located within the basement levels and ramped access has been provided from Crabbes Avenue.

Careful consideration has been made to the orientation of the buildings, along with providing adequate open space. Amenity for the residents to the south and east has also been created from extended

setbacks to the building on each boundary. The bulk of the development has been positioned towards the centre of the site, minimizing any shadowing on the existing properties to the south and east. The total number of residential dwellings is 126 over a substantial site area, making the proposal a relatively boutique development.

This development is comfortably serviced by existing infrastructure, and will directly contribute towards the utilization of existing public transport and community services.

3. Density

The density control for the site is outlined within the SCC. The site has a floor space ratio control of 1.35:1 - the proposed development complies with these numerical controls. Further, a proportion of the site is zoned 'R3 – Medium Density Residential' with a floor space ratio control of 0.9:1.

4. Sustainability

The layout of the apartment buildings is based on energy efficient passive solar design that includes highly usable levels of natural cross-ventilation to 66.67% of apartments and solar access to 85.71% of living area windows and adjacent balconies. These achieved levels comfortably exceed the 60% and 70% prescribed levels (respectively).

The buildings will be constructed of reusable materials, e.g. concrete, brick, plantation timber and glass that have high thermal mass, ensuring heat gains and losses comply with BASIX and NATHERS.

Sliding screens, fixed louvres have been included in the design to provide visual privacy and solar control to occupants. Their location on the façade enhances the aesthetic of the building and provides privacy and passive solar protection in summer, ensuring less reliance on air conditioning systems.

Extensive on-site storm water storage has been provided for both irrigation and water reuse within the building, complementing the existing storm water easement.

5. Landscaping

The development consists of 46.16% of the site designated for landscaping, which will support large tree growth and assist in storm water infiltration. The proposed landscaping includes boundary planting of additional canopy trees and native plants which will enhance the tree canopy, providing habitat for local fauna and integrating the building with the surrounding area.

The landscaping provides a green buffer to adjoining properties, providing privacy and softening the building. This comprises both deep soil to 18.58% of the site area which can support significant trees, as well as generous planter boxes spread throughout the building to enhance the privacy and enjoyment of occupants.

A centralized outdoor communal open space has been provided, which includes a pool and BBQ area, alongside relaxation gardens. Rooftop gardens have also been provided for ILU Block A and Block B.

6. Amenity

Apartment sizes range from 61m² to 144m² which are generous for their respective categories. The 66.67% of natural ventilation and 85.71% of solar access provided, combine to achieve a high level of comfort and sustainable amenity. Windows between habitable rooms are offset with privacy screens

where warranted, securing external visual privacy. Acoustic privacy is provided through internal layouts that separate entry, living, sleeping and service areas and eschew noise attenuating materials. Private open spaces in the form of courtyards, balconies and terraces range in size from 10m² to 137m² and are adequately screened and sheltered.

All apartments have lift access from the car park and lobby areas. Room dimensions are regularly proportioned with generous internal and external living spaces, nooks, study alcoves and ample storage.

Lifts, stairs, services and lobbies are centrally located, while most living areas and balconies have a sunny northern, eastern or western aspect.

7. Safety

All apartments have barrier free access in accordance with AS 1428.1 – Design for Access and Mobility. 100% of ILU apartments are adaptable in accordance with AS 4299, 1995.

Vehicle ramps have appropriate headroom, sight lines, gradients, transitions, non-slip surfaces, convex turning mirrors, crossover widening and turning widths. Waste management, delivery and utility areas are effectively disguised and quarantined from communal open spaces. Provided within the basement are garbage and recycling rooms, bulky good rooms and car wash bays.

Visitor and resident car spaces are adequate, clearly demarcated and physically separated, and include accessible car spaces with shared access bays to DCP and AS4299 requirements.

All access points have suitable levels of security, including key control, intercom access, security card lift access to own level, lockable gates and an appropriate level of general and sensor lighting. Apartment orientation and landscaping ensures passive surveillance of all entry points and common areas from either the apartments or the perimeter streets free of concealment points.

Fire escape paths are suitably protected with 2 meter high barrier fences wherever required.

8. Housing Diversity and Social Interaction

The development provides 102 ILU's comprising of 25 one-bedroom, 29 two-bedroom and 48 three-bedroom units and 24 Residential Flat Apartments comprising of 6 one-bedroom, 12 two-bedroom and 6 three-bedroom units, all with a mix of courtyards and balconies. 45 RACF Beds are also provided for. Parking is provided for 441 resident and visitor cars.

9. Aesthetics


The configuration of dwellings invites maximum light, views and breezes into the site to the benefit of its residents while minimizing and dispersing shadowing. The predominant aesthetic is defined by bold articulation and façade elements interspersed with balconies, a variety of finishes and the juxtaposition of glass and solid, light and shadow. The top floors of the buildings are set back along the east, west, north and south, softening their impact.

Generous and imaginative community spaces encompass a Civic Walk, with shaded and alfresco terraces overlooking the abundant green Community Park.

The delicate fenestration and stepped roof forms enhance the buildings silhouette and integration

within the established streetscape. Finishes specified include: patterned face cladding, custom aluminium infill screens and louvres, painted cement rendered masonry, powder-coated aluminium window frames and clear glass. All these design elements fuse into a stylish composition of complementary form, colour and texture to integrating this new development into its established neighbourhood.

Kind Regards,



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