**SEPP 65 - Design Verification Statement**

**77-79 TRAFALGAR STREET, PEAKHURST**

**Nominated Architect (s)**

John Perry 8846

Prepared to accompany the Development Application submitted for a residential flat building at 77-79 Trafalgar St, Peakhurst for the Land and Housing Corporation (LAHC)

**Verification of Qualifications**

John Perry is registered as an Architect in New South Wales and is enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921.

His registration number is 8846

**Statement of Design**

Hely Horne Perry Architects (HHPA) has been responsible for the design of the project since being provided with a concept layout by the LAHC and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP No. 65.

HHPA verify that 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 proposed residential development as stated below.

**SEPP Design Verification Statement**

The assessment of the proposal is made in accordance with the Design Quality principles as set out in the Apartment Design Guide in conjunction with the STATE ENVIRONMENTAL PLANNING POLICY NO 65--DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

As noted in the introduction of the guide:

- 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.
- 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.
- Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.
- 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.

- Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.
- Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.
- 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.
- Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
- 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.

HHPA has prepared and reviewed the architectural drawings and are satisfied that the design meets the intent of the design quality principles as set out in the Apartment Design Guide

HHPA have extensive experience in the design of residential housing developments in various forms ranging from dual occupancy housing to high rise apartment development.

**Principle 1: Context**

*Good design responds and contributes to its context. Context is everything that has a bearing on an area and comprises its key natural and built features. Context also includes social, economic and environmental factors.*

The subject land comprises of two lots with a total site area of 1,353 sqm. The site has 3 street frontages with Trafalgar Street to the north, Lawrence Ave to the east and Jacques Ave to the west.

Due to recent rezonings there will be significant development of the surrounding precincts over the next 10 year period and it is within this framework that the design has been developed.

The area is characterised by single lot residential houses similar to the one on the lot adjoining this site. There have been recent construction of higher density residential developments in the area with others approved and being assessed. Our proposal responds to its context by proposing an appropriately scaled buildings similar to those recently built and approved.

The development has an appropriate street presentation as illustrated in the submitted elevations and is respectful of the scale and privacy of its neighbours.

In view of the above, the proposed development is appropriate in its context.

**Principle 2: Built Form and Scale**

*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*

The recently approved Development Control Plan establishes the desired height and scale of the site and the proposed development generally complies in this regard. The building is 3 levels and has been carefully placed to minimize impact on adjoining properties.

There are minor variations to the DCP controls and these have been highlighted in the Environmental Assessment along with appropriate reasons. Careful consideration has also been given in designing the location and scale of the building to suit the future surrounds

The form of the buildings are responsive to relevant DCP controls and the surrounding context.

The building forms are responsive to the objectives of good design which call for,

− Variety in the use of materials,

− Clear distinction to different uses,

− Ensuring that view corridors are protected,

− Providing a diversity in apartment types,

− Providing visual and acoustic privacy,

− Provision for clear and safe entry points to the buildings,

− Provision for entry to units from the footpath \ internal courtyards, and

− Screening of any roof top plant rooms

In view of the above the proposed development is considered to be consistent with the objectives.

**Principle 3: Density**

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*

The proposed development is consistent with the controls that relate to the site and the maximum allowable GFA identified in the DCP.

The proposed density has been comfortably accommodated on the site in a manner that does not compromise the amenity of adjacent occupants particularly in respect of solar access, cross ventilation, privacy considerations and relative scale to future development within the general near vicinity.

**Principle 4: Sustainability**

*Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.*

The proposed design solution is consistent with the principles of SEPP No. 65 particularly through the orientation and design of the units (solar access and ventilation) and the choice of construction materials to reduce heating and cooling costs; the capture of stormwater to provide for irrigation to landscaping and the selection of appropriate planting/landscaping (refer to landscape plan). A comprehensive analysis of the buildings has been undertaken in order to meet BASIX requirements and solar amenity. The Environmental Assessment details the buildings performance in this regard with a conclusion that the design is consistent with the stated objectives.

The attached diagrams demonstrate compliance with solar access and natural ventilation.

**Principle 5: Landscape**

*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.*

The proposed development makes provision for planting in common open spaces and areas where the provision of landscaping is practical.

Fences and walls are included as vertical landscape elements designed to define boundaries between spaces or to rationalise a change in level. The design of fences and walls has an impact on the real and perceived safety and security of residents as well as on the amenity of the public domain and the identity of the residential development.

A landscape design has been provided with the Development Application submission. The drawings include the following principles:

• Provision of landscaped outlook for the units around the boundaries of the site

• Use of significant trees and landscape elements to control the effect of wind in public and common areas.

• Positive contribution to the streetscape character along the three frontages including using trees and shrubs to breakdown and soften the appearance of the building

• Improved energy efficiency and solar efficiency of dwellings and the microclimate of private open space.

• Minimisation of maintenance by using robust landscape elements.

**Principle 6: Amenity**

*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.*

In conceiving the design the following issues were considered:

• Each unit has been provided with a private recreation area (or balcony) that has a functional area and configuration conducive to recreational use. The private recreation areas are directly accessible from the internal living areas and most benefit from good solar access.

• Over 80% of units have cross ventilation

• Common corridor areas are provided with natural light

• 100% of units have a minimum of 2 hours of solar access on June 21 between 9am and 3pm

• Privacy between balconies has been carefully considered and facilitated using screens where necessary.

• Generous setback have been provided to avoid balconies or living room windows of dwellings within the development from directly overlooking the windows or balconies of neighbouring properties.

• Day lighting has been considered for the general amenity of all units. The depth of the dwellings has been restricted to maintain reasonable access to natural daylight to all rooms therein.

The submitted architectural drawings indicate boundary setbacks and internal distances between buildings and habitable spaces.

**Principle 7: Safety**

*Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.*

The design proposes the following security measures to restrict and control communal access around the proposal:

• The principle building entrances are significantly marked, have suitable lighting, are orientated and clearly identifiable from the street, and allow for passive surveillance

• The apartment buildings, landscaped area and podium terrace will be security controlled,

• The car park layouts are designed to minimise opportunities for alcoves. columns or walls do not obstruct sight lines and the car parks are generally open.

• Lighting details will be furnished in accordance with Australian Standards at the lodgement of the Construction Certificate.

• Direct access is available from the basement to the pedestrian foyers including for disabled access

**Principle 8: Housing Diversity and Social interaction**

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

The locality has been zoned to permit residential unit developments based on broad review of the area by the relevant authorities in conjunction with community consultation.

This proposal also provides for a mix of 1and 2 bedroom units, thereby providing a range of housing choice which responds to the client needs.

It incorporates a broad range of units with different characteristics and each offers a high level of amenity.

**Principle 9: Aesthetics**

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

The proposed building is designed having regard to the future surrounds and development of adjacent sites.

The proposed development has been suitably treated to include material finishes which have a high robustness and aesthetic layout.

Particular effort has been made to enrich the resident and neighbour experience through an extensive use of landscaping and high quality materials including feature brickwork. Clever use of lighting in the public design will enhance the overall effect.

The building are generally restrained in the use of material and rely on subtle colour variation and balcony projections to achieve a variation on facades and to achieve strong contrast of light and dark.

The buildings are capped with roof elements which will provide visual interest from near and far. The design aims to be reflective of a contemporary design which also achieves distinctive buildings through a variation in the use of materials and form.

**APARTMENT DESIGN GUIDE COMPLIANCE**

Below is a Summary of Compliance with the APARTMENT DESIGN GUIDE criteria.

**Part 3 SITING THE DEVELOMENT**

**3A Site analysis**

• As part of the application there have been a Site location, Aerial Photograph, Local Context and Site context and survey plans prepared and provided. These have assisted and informed the principles used for the design of the building.

• Streetscape elevations were not considered especially important due to the expected change to the neighbourhood character in the near future in line with council's expectation.

• The Site Analysis Checklist accompanies this application and shows how the analysis informed the design decisions

**3B Orientation**

• Orientation was considered with the main emphasis being placed on solar access and streetscape character.

•The streets are along the northern, eastern and western boundaries of the site

• Units along the southern boundary were orientation to the street and setbacks used to ensure minimise impacts to the adjoining neighbours – present and future

**3C Public domain interface**

• Apartments along the streets were orientated toward them and the ground floor units were provided with separate access.

• Topography allowed a slight rise to the ground floor units which, along with the setback, ensures privacy while still allowing casual surveillance of the street.

**3D Communal and public open space**

• An adequate mount communal open space is proposed as part of this development.

• landscape area surrounding the building can be used for passive purposes and outlook

• Communal open space (COS) is 492m² which represents 36% of the site area which complies with the requirement of a minimum of 25% of site area being COS

**3E Deep soil zones**

• The majority of the COS doubles as a deep soil zone.

• The deep soil zone represents 20% of the site area and all has a minimum dimension of 3.4m or greater. This far exceeds the minimum 7% deeps soil zone requirement

**3F Visual privacy**

• Setback from all windows to the boundaries are 6 metres or greater which complies with the design criteria set out in this part

• the surrounding street pattern also ensures that building separation is easily achieved

**3G Pedestrian access and entries**

- Multiple entries are provided into the common lobby as well as to the ground floor units which will help activate the street
- The entries are easily identifiable using colours and building features to mark them

**3H Vehicle access**

- The vehicle entry to the site is located on the less prominent street and separated by landscaping from the pedestrian access.
- Clear site lines are provided from the driveway onto the footpath crossing

**3J Bicycle and car parking**

- Car parking rates are provided in accordance with the ARH SEPP non accessible site which is appropriate for this development
- Parking is provided on site in a basement arrangement with lift access for all tenants
- Conveniently located areas within the basement are set aside for storage areas and bicycle parking for tenants. These can be accessed without crossing the car parking areas

**Part 4 DESIGNING THE BUILDING**

**4A Solar and daylight access**

Daylight Access

• Living rooms and private open spaces for at least 70% of the apartments in a development should receive a minimum of two hours direct sunlight between 9am and 3pm in mid winter

• A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

Complies

• A total of 80% of units achieve two hours of direct sunlight to living rooms on the 21st of June – refer accompanying drawings

• There are no units that do not receive direct sunlight to living rooms at mid winter

**4B Natural Ventilation**

• At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. 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

Complies

• 80% of units achieve natural cross ventilation.

This is achieved through units being typically a maximum 7m metres depth with windows positioned to encourage cross ventilation

**4C Ceiling Heights**

FFL to FCL (minimum only) Residential flat buildings or other residential floors

• In general 2.7m minimum all habitable rooms on all floors

• 2.4m preferred minimum for all non-habitable rooms

Complies

• Living spaces and bedrooms meet 2.7m minimum

• Non habitable rooms achieve 2.4m minimum

**4D Apartment Size & Layout**

• Apartments are required to have the folowing minimum internal sizes:

- 1 B/R apt 50 sqm

- 2 B/R apt 70 sqm

• 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

• Habitable room depths are limited to a maximum of 2.5 x the ceiling height

• The maiximum habitable room depth is 8m from a window

Complies

• The unit areas all exceed the minimum standard as shown on the drawings

**4E Private Open Space & Balconies**

• All apartments are required to have primary balconies as follows:

| Dwelling type | Minimum area | Minimum depth |
|---|---|---|
| Studio apartments | 4m² | - |
| 1 bedroom apartments | 8m² | 2m |
| 2 bedroom apartments | 10m² | 2m |
| 3+ bedroom apartments | 12m² | 2.4m |

The minimum balcony depth to be counted as contributing to the balcony area is 1m

• For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m$_2$ and a minimum depth of 3m

Complies

• All of the apartments have balconies of the required size with a minimum depth of 2m

• Because all ground floor units face the street their primary private open space is similar to the units above. There is a slight increase where the terrace extends to cover the car park. Providing a fenced off 15m² is not seen as appropriate.

**4F Common circulation and spaces**

• The maximum number of apartments off a circulation core on a single level is eight

Complies

•The number of units accessed off a single level circulation core is 5

**4G Storage**

In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage as follows:

1 bed units: 6 cubic metres

2 bed units: 8 cubic metres

• Locate storage conveniently for apartments where at least 50% of the required storage in an apartment is accessible from either the hall or the living area

• Where basement storage is required exclude it from FSR calculations

Complies

• The required storage spaces for the units has been provided with 50% of the required storage space located inside the majority of units.

• Supplementary storage areas have been allowed for in the basement for each of the Units – refer plans

**4H Acoustic Privacy**

• Ensure a high level of amenity by protecting privacy of residents

Complies

• Apartments have been arranged to locate noise emittance zones above one another

• The acoustic information on dividing walls between dwellings confirms that the proposal achieves required outcomes and is appropriate in its context

**4J Noise and Pollution**

The development fronts one road which is not considered a major road. The landscaped setbacks provide an adequate buffer to minimise impacts from noise and pollution

**4K Apartment Mix**

• Provide a variety in housing types

Ensure the apartment mix is appropriate, taking into consideration:

- the distance to public transport, employment and education centres
- the current market demands and projected future demographic trends
- the demand for social and affordable housing
- different cultural and socioeconomic groups

Complies

This is a small development with a mix of 1 and 2 bedroom units. The client is an affordable housing provider and has established that this is the arrangement that there is the greatest demand for. Therefor the mix of units is appropriate.

**4L Ground Floor Apartments**

• Design front gardens which contribute to spatial and visual structure of the street by promoting ground floor entry to apartments

Ensure adequacy and privacy of ground floor apartments located in urban areas with no street setbacks by:

• stepping up the ground floor to the level of the footpath a maximum 1.2m

• optimising the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.

• Providing ground floor apartments with access to private open space, preferably as a terrace or garden

Complies

• Front garden landscaping and deep soil zones contribute to the character of the ground floor units

• The building has adequate setbacks from street to allow for privacy

• direct street access is provided to the front ground floor units

**4M Facades**

• Compose facades with an appropriate scale, rhythm and proportion which respond to the buildings use and the desired contextual character

Complies

• The facades are of an appropriate scale which respond to the buildings use and future context. The facades use a variety of wall and balcony configurations and various materials to create a rhythm in the façade and express the internal uses

• The entry is clearly identifiable

**4N Roof Design**

• Provide quality roof designs which contribute to the overall design and performance

• Integrate the design of the roof into the overall façade

Complies

• Roof elements have been designed to be appreciated at pedestrian level. Changes in pitch direction and stepping in plan have been used for visual interest

**4O Landscape Design**

Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:

- diverse and appropriate planting
- bio-filtration gardens
- appropriately planted shading trees
- areas for residents to plant vegetables and herbs composting
- green roofs or walls

Complies

• Refer to the Landscape Plan regarding the use of local indigenous trees and shrubs

**4P Planting on Structures**

Planting on structures was included in the common area over the car park entry. Residents will be able to supplement this with pot plants if they so desire.

**4Q Universal Design**

Flexible flat design ensures buildings can accommodate a wider range of inhabitants and their changing lifestyle etc.

To provide robust building configurations, which utilise multiple entries and circulation cores especially in buildings over 15m long

• Provide apartment layouts which accommodate the changing use of rooms

• Utilise structural systems which support a future change in building use or configuration

Complies

• Apartment layouts can change to reverse dining and living areas and have bedrooms which can be used as studies

• Accessible ground level entry, and carpark entry, allows for 15% accessible and visitable units

**4R Adaptive Resuse**

This is not applicable to this development

**4S Mixed use**

This is not applicable to this development

**4T Awnings and signage**

This is not applicable to this development

**4U Energy Efficiency**

A BASIX report accompanies this application and it demonstrates the compliance of the building with the energy requirements of the Building Code of Australia

**4V Water Management & Conservation**

A BASIX report accompanies this application and it demonstrates the compliance of the building with the energy requirements of the Building Code of Australia

**4W Waste management**

• Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park

• Waste and recycling storage areas should be well ventilated

• Circulation design allows bins to be easily manoeuvred between storage and collection points

• Temporary storage should be provided for large bulk items such as mattresses

• A waste management plan should be prepared

Complies

The location and size of the garbage room is shown on the drawings and is in accordance with the guidelines

A waste management report has been provided as part of this application

**4X Building maintenance**

• A number of the following design solutions are used:

- sensors to control artificial lighting in common circulation and spaces
- natural materials that weather well and improve with time such as face brickwork
- easily cleaned surfaces that are graffiti resistant
- robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors

Complies

•The electrical design will incorporate sensors for lighting control within the lift lobbies and stairways

•The drawings show that face brickwork, rendered blockwork and prefinished steel have been selected to reduce on going requirements for maintenance such as painting.

•The three storey nature of the development should avoid the requirement for scaffolding for future maintenance

No motorised operating systems such as blinds or sunshades are proposed.

• There is adequate space within the lower basement level and at the common garden levels for garden maintenance and storage areas. Sufficient storage space is also provided for the public area.

**Safety**

• Reinforce street boundary to differentiate between public and

private space

• Optimise visibility, functionality and safety of building entrances

• Improve opportunities for casual surveillance

• Minimise opportunities for concealment

Complies

The building complies with the safety and security principles through:

• Clear definition of Unit entry points and a security controlled public plaza level which will also provide for excellent casual surveillance

• Substantial artificial lighting will illuminate pathway to security entrance and Internal courtyards which provide for secure private spaces

**C O N C L U S I O N**

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

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

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

It supports the desired outcomes of Hurstville City Council.

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

This verification has been prepared by

John Perry

Architect

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