

175, 177 Wellington Road, Sefton
Residential Flat Building
Apartment Design Guide Design Statement

Design Verification

This letter confirms that I, Nuno Martins do Vale, being a registered architect in accordance with the Architects Act 2003, Registration NSW No. 9292:

- a. Directed the design of the residential flat development at 175,177 Wellington Road, Sefton;
- b. The design quality principles set out in Chapter 4 of the State Environmental Planning Policy (Housing) 2021 – Design of Residential Apartment Development are achieved for the residential flat building development.

An assessment against the design criteria of the Apartment Design Guide can be found within the Statement of Environmental Effects.

Sincerely,



Nuno Martins do Vale

Director

SHAKEUP ARCHITECTURE

Nominated Architect

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

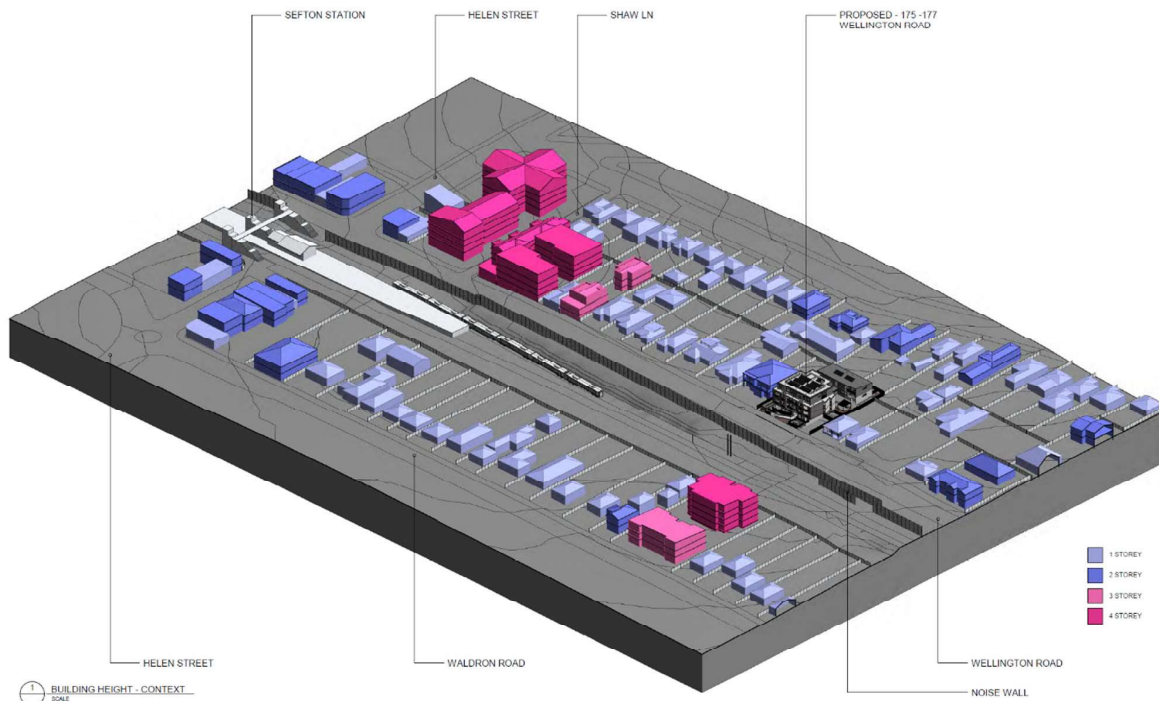
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

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.

The subject site involves the consolidation of two individual vacant lots with a total site area of 1446m². It is located in Wellington Road in Sefton. Sefton is a suburb situated 23 kilometres west of the Sydney central business district, neighbouring the suburb of Chester Hill. Sefton was known for its market gardens, orchards, and poultry farms. Overtime it has developed into a predominantly residential suburb with a population of 6300 as per the 2021 Census of the Australian Bureau of Statistics. According to these statistics, Sefton has over 2060 dwellings occupied by families with children (average of 3.3 people per household).

Sefton is served by a railway station called Sefton Railway Station, which is part of the T3 Bankstown Line of the Sydney Rail Network. The train station is located approximately 260 metres to the East of the subject site with direct access from Wellington Road. Wellington Road is immediately adjacent to the South of the railway corridor and the high noise walls dominate the northern side of the road. The rail corridor runs on an East-West direction and dissects the Suburb into two parts. The pedestrian bridge allows for a connection to the small shopping centre clustered around Carlingford Street, Hellen Street and Clapham Road, towards the Northeast of the site.

The South part of the suburb is dominated by residential properties and the Immaculate Heart of Mary School and Parish that is located 100m South of the subject site and accessible through Kara Street. There is also a Mosque to cater for the prevalent Muslim religion and a large Golf Club on the southern edge of the suburb.



The immediate surrounding of the subject site comprises of older double and single storey dwellings. It is expected however that future development will eventually occur on the surrounding properties, as it has already occurred near the train station. The intersection of Shaw Lane with Wellington Road is dominated by multiple four-storey large residential flat buildings.

Site Plan Details:

- Site Boundary:** Red outline, 1.446m² area.
- Setbacks:** 4.5m, 7.5m, 3.5m.
- Surrounding Properties:**
 - 181 WELLINGTON ROAD LOT C DP 814132 SINGLE STOREY RESIDENTIAL RENDERED
 - 179 WELLINGTON ROAD LOT A DP 314132 SINGLE STOREY RESIDENTIAL BRICK
 - 173A & 173 WELLINGTON ROAD LOT 30 & LOT 31 DP 1090344 TWO STOREY DUPLEX RESIDENTIAL RENDERED
 - 171 WELLINGTON ROAD LOT 4 SINGLE STOREY RESIDENTIAL RENDERED
 - 38 KARA STREET LOT B SINGLE STOREY RESIDENTIAL CLADDING
 - 36 KARA STREET LOT 7 SINGLE STOREY RESIDENTIAL CLADDING
 - 34 KARA STREET LOT 8 DOUBLE STOREY RESIDENTIAL BRICK
 - 32 KARA STREET LOT 11 DOUBLE STOREY
 - 42 KARA STREET LOT 4 SINGLE STOREY CHILD CARE CENTRE RENDERED
 - 40 KARA STREET LOT A DOUBLE STOREY RESIDENTIAL BRICK
- Other Features:**
 - WELLINGTON ROAD
 - KARA STREET
 - RAIL CORRIDOR NOISE WALLS
 - 200M TO SEFTON TRAIN STATION
 - EXISTING TREES TO BE REMOVED (T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11)
 - EXISTING TREE TO BE RETAINED
 - EXISTING PIT
 - FOOTPATH
 - GRASS AREA
 - BRASSER ROAD PATH
 - WESTERN SUMMER AFTERNOON WINDS
 - EASTERN WINTER MORNING WINDS
 - SOUTH WESTERN WINTER AFTERNOON WINDS
 - SOUTH SUMMER MORNING WINDS

PRINCIPLE 2: BUILT FORM AND SCALE

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The proposed development carefully considers the desired future character of the area, aligning with the guidelines outlined in the Local Environment Plan, Development Control Plan, and Apartment Design Guide (ADG). While maintaining overall compliance with ADG setbacks, there are some encroachments. To address privacy concerns for neighbouring properties, solid walling is strategically employed where setbacks are encroached upon. Views are intentionally directed toward the front and rear of the site, where more generous setbacks and future landscape growth will mitigate privacy impacts for rear neighbours. Additionally, it's worth noting that the building adheres to DCP setback controls.

The building footprints reasonably align with the neighbouring properties, being consistent in terms of building zones and courtyard zones (built areas and void). In order to mitigate the bulk and scale of the built form, the mass of the building has been divided in two portions: a taller building (4 storeys) addressing the street frontage and a smaller and lower building (2 storeys) effectively operating the transition with the lower density area located to the south. The intent was also to minimise shadow impacts on southern neighbouring properties and their private open spaces.

The height of the front building does surpass the LEP control, as discussed in the Site Compatibility Certificate. The proposed variation to the height control will allow for additional four (4) affordable housing units to be provided on the site, with minimal amenity impacts to neighbouring properties.

The shadow diagrams study show that the proposed development does not have significant impacts on the neighbouring property to the East (No. 173/173A). This property is only affected after 2pm in mid-winter. The neighbouring property to the West (No. 179) only receives additional shadows between 9 am and 10 am in mid-winter.

The architectural design comprises of a dynamic set of north facing balconies that will contribute to enhance the existing streetscape character. In order to blend more effectively with the surrounding buildings and make the building appear smaller in nature, it was decided to provide the front building with 3 different components. The ground floor is the base of the building and connected to the ground with the concrete finish. The first and second storey are the body and appear prominent, cantilevering on three sides. The texture and warm materiality of the face brick provides added interest to this volume and this finish is referenced to the residential brick dwellings in the precinct. The top of the building is recessed with additional setbacks and toned down in materiality, treated as the roof element. The intent was to make the proposed building appear to only have three storeys. Complementing the varied brick and concrete palette are finer metal screening elements that provide finer detail and privacy to occupants.

The secondary building follows the language of the main body building, except for the side elevations where the roof cladding is used on the first floor.



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.

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.

The proposed development will assist with the area's growing demand for affordable housing within good proximity to transport, education and shopping/ commercial centres.

The site is designated as R3 Medium Density Residential under the Canterbury-Bankstown Local Environmental Plan 2023. The required maximum FSR is 0.75:1. The maximum height is 10m. The proposal exceeds the maximum FSR (0.96:1) and the height control (13.34m).

The site was subject to a Site Compatibility Certificate in 2021, which determined that the proposed development "...is compatible with the surrounding land uses subject to the requirements outlined in Schedule 2 of the SSC being satisfied." and "is not likely to have an adverse effect on the environment and does not cause unacceptable environmental risks to the land."

Comprising of 20 units with a mix of studio, one bedroom and two bedroom units, all of which are to be supplied as Affordable Housing by Homes NSW, the intensification of residential uses on the site is consistent with the LEP objectives. Each apartment meets the minimum size requirements as outlined in the ADG, with good access to daylight and ventilation.

The proposal is an appropriate response to the accommodation needs of the area with respect of the site's infrastructure, public transport, access to jobs, community facilities and the environment.

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. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

A comprehensive environmental assessment undertaken as part of the Development Application details the building's performance and compliance in regards to BASIX requirements. In addition, sustainable design initiatives include:

- Capturing of stormwater for irrigation of more than 400 square metres of landscape area on the site;
- Floorplates that embrace corner style apartments to improve natural cross ventilation;
- Optimisation of apartment layouts to maximise north facing units and north facing rooms;
- Landscape selections with low water demand and locally sourced;
- Built elements that promote natural daylighting into apartments, and projected balconies that provide shading to north facing windows during the summer;
- Fix louvered windows to central corridor core, allowing natural air and daylighting to lobby, minimising the demand for artificial systems;
- Selection of raw-format building materials (brick and concrete) that require minimal maintenance;
- Installation of Photo Voltaic systems on the roof, providing a renewable energy source;
- Storage for bicycle parking for residents.

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.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating 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.

As part of the Development Application, a comprehensive landscape plan has been produced. This plan harmoniously integrates with the architectural design, resulting in a cohesive and unified scheme that balances communal and private spaces. The landscape design seamlessly blends with the overall architectural vision. The plan thoughtfully incorporates both communal and private zones. The Communal Open Space is very important in this scheme as it operates the transition between the two buildings. Communal spaces foster interaction and community engagement, while private areas offer tranquillity and personal retreats. Through strategic planting, the landscape aims to soften the building's edges, creating a welcoming environment and enhancing the visual appeal with the introduction of vibrant colours and textures. The communal open space area exceeds the minimum ADG requirement and is predominantly landscaped.

The natural existing levels are preserved around the boundaries with a reasonable buffer, where the topography interfaces with neighbouring properties. This buffer zone is heavily planted with indigenous and low maintenance species to provide privacy between this space and the adjoining residents.

The front private areas of the development are enclosed by masonry and slatted fencing to ensure privacy and security. Perimeter hedging further enhances this privacy, whilst also providing added softness. The main entrance of the development is highlighted by a distinctive canopy over the main ramp leading to the entry lobby, as well as a feature tree.

Durable and colourful shrubs and plants, most of which are native species, have been carefully selected to provide attractive outdoor spaces for residents and visitors. These plants offer pockets of interest and year-round amenity.

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.

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.

The proposal demonstrates good design and high amenity. This is achieved by:

- Apartments receiving good natural daylight to living, private open spaces and bedroom areas. All apartments receive sunlight and natural daylight in mid winter;
- Natural daylight and ventilation to corridors by means of windows at either ends in one of the buildings and one end in the other;
- Private open space areas meet and, in most cases, exceed the minimum sizes required by the ADG. They are configured to be functional and conducive to recreational use. All are accessed from living areas.
- 90% of the apartments achieve compliance with the ADG solar access control – 2 or more hours of solar access in mid winter to private open spaces and living rooms;
- 10% of the apartments are adaptable;
- 90% of the apartments (the non-adaptable apartments) achieve Silver level within the Liveable Housing Guidelines;
- The proposed development has 15 apartments with natural cross ventilation. This constitutes 75% of the total number of apartments (20). All of the proposed habitable rooms are naturally ventilated and the window openings have been sized to exceed the 5% of the floor area requirement.

- Each circulation core serves a maximum of 4 apartments per floor;
- Direct and legible access from the primary street frontage is clear. Provision of a single walkway straight to the main lobby door, allowing clear sight lines for occupants and visitors.
- Privacy to level 1 balconies facing the street front is improved with the provision of dynamic scheme of balustrading with solid panels comprising planter boxes. The planter boxes add visual interest and natural elements to the front façade;
- The storage requirements were exceeded both inside the apartments and in the basement;
- The communal open space is generous and provides a diversity of spaces for a diverse range of activities;

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.

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.

A risk assessment has been carried out as part of the design process incorporating the following design strategies and security measures:

- The primary access for occupants and visitors is highly visible from Wellington Road, with a straight formalised walkway leading directly to the main entry door which is also visible from the street. The walkway is complemented by an overhead pergola-like structure which provides a visual signifier of the entry to visitors to the building.
- With the majority of the apartments oriented towards the North, a large number of private open spaces (thirteen) have visibility to the street frontage, providing a good level of casual surveillance.
- The secondary building located towards the south of the site has four private open spaces that face the common open space and provide a good level of casual surveillance.
- The carpark area is located in the basement and secured via a roller door;
- The basement layout is intended to eliminate alcoves and generate direct sightlines;
- Mailboxes are located on the street boundary adjacent to the primary pedestrian entry;
- Circulation areas are generally linear to provide clear sight lines with no obscured corners;
- High quality architectural lighting provides improved visibility for occupants at night;
- The primary communal open space is secured from the street by new fencing which will prevent loitering;
- Private courtyard areas are defined by robust masonry and slatted fencing. This improves safety with passive surveillance and increased social interaction.

The development provides for a safe and secure environment with clearly defined private and public spaces. The proposal follows the best practice principles outlined in the ADG.

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.

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.

The proposed development will assist with the area's growing demand for affordable housing within good proximity to transport, education and shopping/ commercial centres. The site is also conveniently located for child care, educational, employment and recreational services (all within less than 1km distance).

The apartment mix for this development caters for multiple household circumstances and comprises of 1 x studio (5% of the total), 11 x 1 bedroom apartments (55% of the total) and 8 x 2 bedroom apartments (40% of the total). This mix responds to the identified demand for social housing in the Canterbury-Bankstown LGA. Two apartments are designed as adaptable and the remaining are designed to be compliant with Liveable Housing Guidelines Silver Level.

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 visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The central ambition for this project is multifaceted, weaving together practicality, aesthetics, and enduring materiality. The architecture aims to be economical, optimising resources and functional spaces designed for efficiency, flow and usability. The building aims to contribute and enhance the overall streetscape and urban fabric it is part of.

The massing arrangement of the building relies on breaking down the composition into three different components: a base for the basement and ground floor, a body for the first and second storey and a recessive top for the third floor. The upper floor is setback from the main body footprint and constructed of darker colour to exaggerate its recessive nature.



The main building façade is defined by strong geometrical vertical and horizontal structural components that replicate the internal apartment layouts. The concept of intrinsic transparency and authenticity is quite interesting in terms of urban design. The facade features a series of large windows/doors and balconies, each with space for outdoor seating and planter boxes.

The use of raw face brick and precast concrete in the design highlights a celebration of materiality. This approach creates a timeless and aesthetically pleasing neutral palette that ages gracefully. Human-scale elements such as screening and palisade fencing add a finer touch to the overall design. The planter boxes contribute to animate the façade as organic elements and add greenery and a sense of nature to the building.

The concrete blank feature walls distinguished themselves from the remaining building elements by being rotated 19 degrees. They are the only elements that do not follow the parallel or perpendicular direction in the project. The reason for this angle is to provide windows for the kitchens and bedrooms, obtaining northern aspect to these rooms, whilst preserving the privacy of the neighbouring properties.

The secondary building follows a simplified version of the same schematic arrangement, with similar use of structural components, materials and finishes.

Overall, a cohesive palette of materials and architectural elements across all facades provide for a high quality and well-articulated building for Sefton.

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