KOICHI TAKADA ARCHITECTS

LETTER

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8th March 2019

The General Manager
North Sydney Council
200 Miller Street
North Sydney, NSW 2000

RE: Design Verification Statement – 52 Alfred Street, Milsons Point, Development Application

To whom it may concern,

Pursuant to Clause 50 (1A of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified architect and registered as an architect in accordance with The Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the mixed-use development at 52 Alfred Street, North Sydney. As detailed in the following pages, I confirm that the design achieves the quality principles set out in the State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development and Schedule 1 Design Quality Principles.

Yours sincerely,

Koichi Takada
Nominated Architect
NSW Architects No. 690

52 Alfred Street, Milsons Point - Introduction

Koichi Takada Architect's design for 52 Alfred Street focuses on providing a building that both relates to and enhances the existing streetscape while providing an iconic addition to the Milsons Point Town Centre. Koichi Takada Architects focuses on a design that enhances both public and residential amenity. The proposal seeks to activate the ground plane and improve on the existing through site access by means of creating a continuous and permeable retail frontage that addresses both Alfred Street through to Glen Street.

A composition of sandstone and glass defines the verticality of the building, creating a dynamic transition along the entire building's length. The building mass and facade is broken down into individual building components that step and terrace along the Alfred Street.

The strong linear facade gives both definition and articulation to the site's corner. The design brings a high quality and architecturally responsive aesthetic to the streetscape.

The residential units have been designed to provide the residents with a tranquil and private escape from city life, while maximising the district and city outlook and enhancing available amenity for SEPP65 compliance. The apartment facades maximise glazing and winter gardens to address prevailing conditions to create more useable private open spaces, enhance views and solar access.

3D visualisation of the proposed development at 52 Alfred Street. View from South East corner of site.

Background

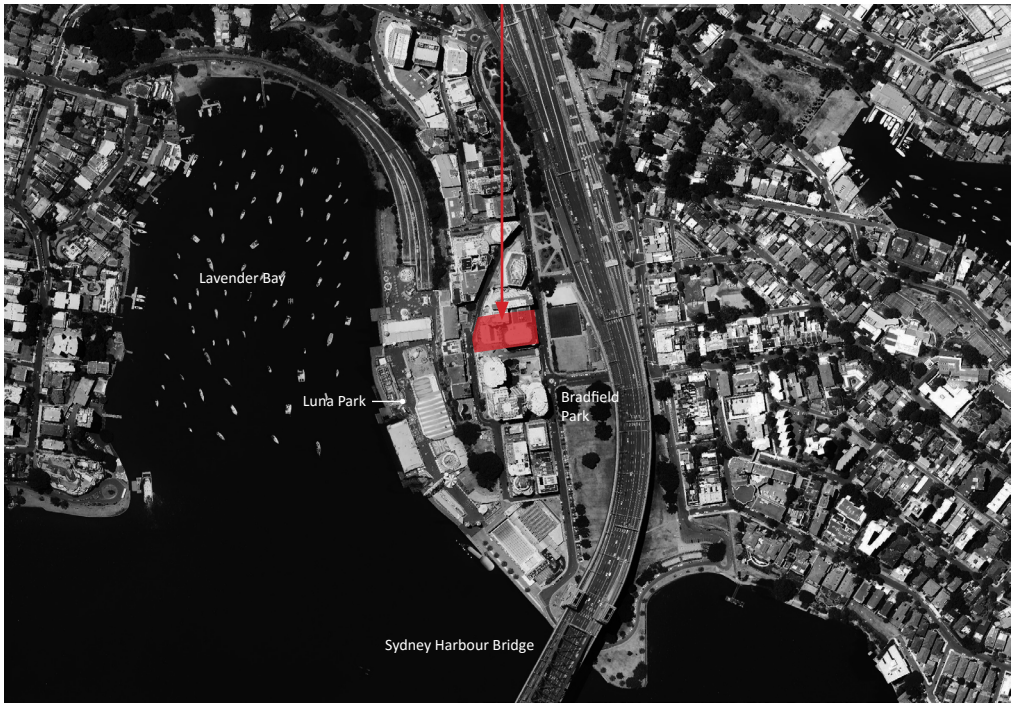
52 Alfred Street, Milsons Point is located within the centre of the Milsons Point town centre which is bounded by the Milsons Point train station and falls south and south west to Sydney Harbour. The area is predominantly mixed use commercial and residential development.

The site has two primary street frontages to Alfred Street and Glen Street. Bradfield Park, a locally significant green open space is located opposite the subject site.

The site, located at 52 Alfred St, is located centrally in Milsons Point within the North Sydney Council LGA in a prominent location on the Lower North Shore. The site is positioned approximately 80m to the south-west of the Milsons Point railway station and is highly visible on approach from both the North and South, particularly along the Bradfield Highway and Cahill Expressway.

The proposed development is for a new 25 storey (including 4 basement levels fronting Glen Street) mixed use tower with a provision of a publicly accessible civic square at ground level from Alfred Street. New commercial space including several new food and beverage tenancies and a variety of small retail outlets. All the apartments enjoy access to multiple communal open spaces in order to promote diversity of uses, while the rooftop communal open space will overlook Bradfield Park and beyond towards Kirribilli.

The development has been designed with careful consideration to the intent of North Sydney's planning principles, and generally in accordance with the design quality principles set out in the Apartment Design Guide and SEPP65 to ensure a high level of public and residential amenity. The design is exciting, innovative, unique and intended to set a new benchmark for architectural design in Milsons Point and beyond.



Aerial view of the site in context

SEPP 65 Design Quality Principles

1. Context & 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.

The site, located at 52 Alfred St, is located centrally in the Milsons Point town centre. The site sits within the B4 mixed use zone and within close proximity of the green open spaces of Bradfield Park.

This locale is characterised as an established mixed use precinct of commercial and residential towers typically 15-20 storeys in height. The site is positioned approximately 80m to the south west of Milsons Point Railway Station as well as Milsons Point ferry terminal and is within close proximity to both public infrastructure and a network of public open spaces. A network of buses run along Alfred Street.

The subject site is bounded by Alfred St on the east and Glen St on the west. Bradfield Park, a locally significant green open space, is located directly opposite the subject site on Alfred St. Development to the immediate north of the site comprises a mixture of commercial and residential, typically 15- 20 storeys in height. To the south-east of the site, 48-50 Alfred St is occupied by a 2-storey commercial building and Camden House, a 2-storey local heritage-listed building. Development to the immediate west of the site on the other side of Glen St is comprised predominantly of mid rise commercial buildings of less than 10 storeys in height.

The site falls gently from north to south along Alfred St, and sits in a shallow depression along the Glen St frontage on its western boundary. There is a significant difference in level between Alfred St and Glen St, currently serviced by way of a publicly accessible stair on Glen St that connects to the through-site linkage along the southern boundary of the site.

Looking north west towards the site over the Sydney Harbour Bridge

SEPP 65 Design Quality Principles

2. Built Form and Scale

"Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing developments. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area."

The proposal develops an envelope that considers the streetscape and wider context. It is developed generally in compliance with Council's DCP controls as well as the Lavender Bay Character Statement.

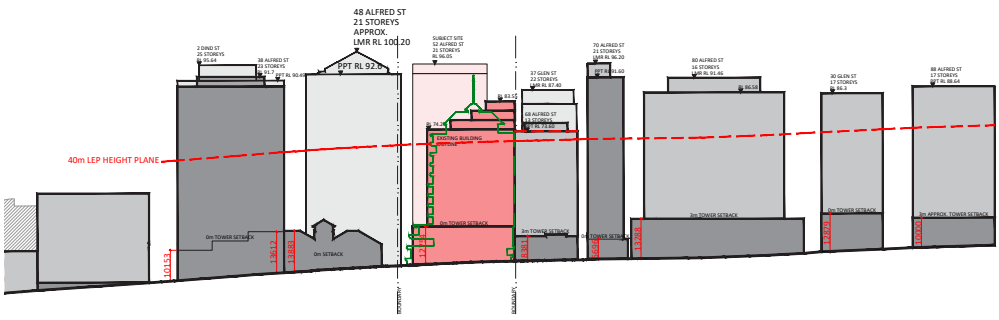
The development comprises 2 tower components at differing heights on a 3 storey high podium. The proposed height of the podium on the Alfred St frontage adheres to the typical 3 storey podium heights of the surrounding developments in order to preserve a visually unified street frontage. Each proposed tower component built forms relate to the two differing scales of the existing Glen and Alfred Street frontages.

Podium heights along Alfred St vary slightly but typically sit approximately 10m/3 storeys above the natural ground line.The proposed height of the podium on the Alfred St frontage of the development adheres to this principle and is consistent with that of the surrounding developments in order to preserve a visually unified street frontage. Neighboring developments currently present tower setbacks of 0-3m from Alfred St. The proposed development sits comfortably within this range with a setback of 2m.

To Alfred Street, the building form is 17 storeys (including 3 storey podium). Due to the terraced form which continually steps away from Alfred Street, there is a streetscape perception of 14 storeys and alignment to 68 Alfred Street in maintaining a continuous street wall.

The built form to Glen Street reaches a maximum height of RL96.05 at 25 storeys (including the 4 basement storeys). This height is generally in keeping with that of other residential developments to the immediate north and south of the subject site along Glen Street.

The built form is manipulated in order to align to the Alfred Street neighboring site. The stepping in the built form not only creates a transition in the streetscape but also is designed to remove any additional overshadowing impact on Bradfield Park as well minimising any adverse impacts on the amenity of the neighboring buildings.



SEPP 65 Design Quality Principles

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 site is located in a B4 mixed use zone, and is aligned to both the desired future character of the area as well as the Residential Development Strategy 2009 where an increasing *demand for urban village living is characterised by smaller dwellings, concentrated around centres in close proximity to retail, office, transport, leisure facilities and services*.

The site's location is well served by public transport, work, lifestyle and community facilities including Milsons Point train station, Ferry terminal and bus services all within approximately 400m of the subject site. As such, the proposed development plays an integral role as part of the precinct and responds accordingly to the availability of infrastructure, transport, demand and environmental quality.

Apartment size and layout has been considered to offer a desirable and affordable option for both renters and purchasers. The unit envelopes have been generously assigned in order to provide the flexibility during DA for a designed high standard of living.

The increase in the ground floor retail space will respond to a desire for a variety of different sized non-residential spaces and land uses which serve the local needs of the residents. The development injects new activity via a through site link and a permeable ground floor plane.

Apartments vary in size and type, from Studios to 3-Bed apartments, offering a mix of accommodation types and sizes appropriate to the location and which support a variety of price points accessible to a range of socio-economic group. See unit mix below:

	LEVEL	UNIT MIX				TOTAL APT.
		Studio	1B	2B	3B	
BASEMENT	BASEMENT 4 BASEMENT 3 BASEMENT 3 Upper BASEMENT 2 BASEMENT 1	0	0	0	0	0
PODIUM	**GROUND**	0	0	0	0	0
	LEVEL 1	1	0	6	5	12
	LEVEL 2	1	0	6	5	12
TOWER	**LEVEL 3**	1	0	6	5	12
	LEVEL 4	1	0	6	5	12
	LEVEL 5	1	0	6	5	12
	LEVEL 6	1	0	6	5	12
	LEVEL 7	1	0	6	5	12
	LEVEL 8	1	0	6	5	12
	LEVEL 9	0	0	8	3	11
	LEVEL 10 (40m Height Plane)	0	0	8	3	11
	LEVEL 11	0	0	8	3	11
	LEVEL 12	0	0	8	3	11
	LEVEL 13	1	1	5	3	10
	LEVEL 14	1	0	1	5	7
	LEVEL 15	1	0	0	4	5
	LEVEL 16	1	0	0	2	3
	LEVEL 17	1	0	0	2	3
	LEVEL 18	1	0	0	2	3
	LEVEL 19	0	0	0	2	2
	LEVEL 20	0	0	0	0	0
	TOTALS	14	1	86	72	173
		8%	1%	50%	42%	100%

Apartment mix proposed

SEPP 65 Design Quality Principles

4. Sustainability

'Good design combines positive environmental, social and economic outcomes.

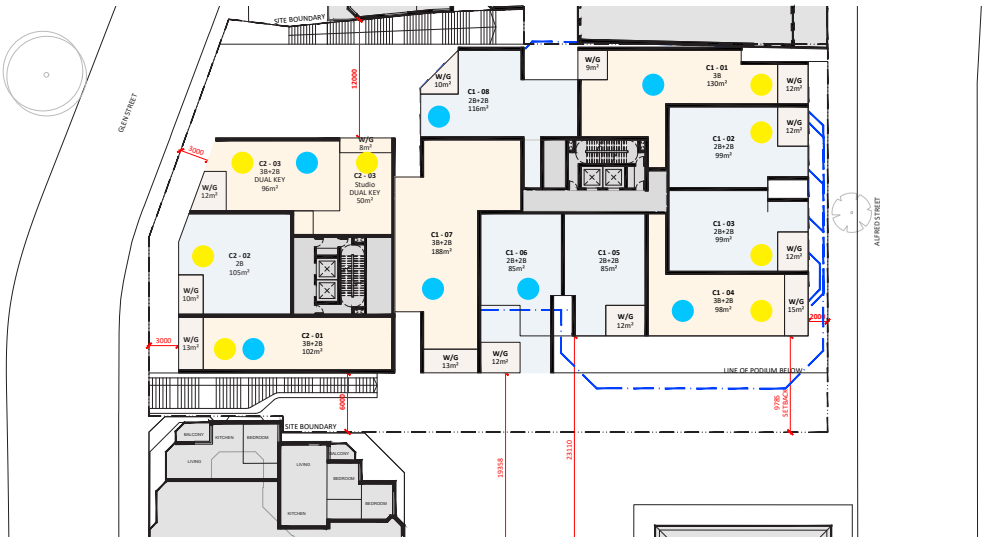
Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.'

The proposed building is designed to satisfy energy and efficiency performance standards. A BASIX assessment will be prepared as part of a Development Application and further development will occur to achieve verification for water conservation, thermal comfort and energy efficiency.

The layout of the residential levels has attempted to maximise the available solar access by optimising both the east and west facades and pushing the living room glazing to the building line. Due to the existing nature of the site with a large infill building to the north (37 Alfred Street) the proposal achieves a remarkably good outcome for solar access with 70% (121/173) of the apartments achieving 2 hours.

Natural cross ventilation has been maximised across the development by including "through units" where possible. The proposal achieves 64.6% (62/96) cross ventilation up to the first 9 stories. Dual aspect units have been maximised to allow multiple access points for natural light and ventilation to occur. See SEPP65 Amenity, Solar Access, Natural Ventilation Study as an appendix to the Architectural Report.

Design and materiality has been carefully considered to reduce excessive solar gain by means of reducing the extent of glazing and shading devices. The proposal introduces sandstone blades and solid upstands to the facade to address these design principles.



> 2 hours direct sunlight
Cross ventilated apartment

Typical Floor Plan - Naturally Ventilated apartments

SEPP 65 Design Quality Principles

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, co-ordinating water and soil management, solar access, microclimate, tree canopy, habitat values and preserving green networks. 'Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.'

The opportunities of planting and landscaping have been optimised through the provision of the through site link, rear and rooftop communal open spaces. Local reserves, parklands and foreshore areas are all located within close proximity to the site providing an abundance of options catering to a variety of uses. The individual apartments all have oversized balconies and wintergardens in order to provide further options for residents.

The landscape design proposes linear landscaping in order to connect Alfred and Glen Streets. The landscaping and the permeability of the retail spaces aim to create a dynamic activation of the ground floor plane.

Residential common open space is located adjacent to the residential lounge, gym and common room. The variety of landscaped spaces of turfed areas, hardscape and soft landscaping will provide the ability for further utilisation and opportunities for social interaction of the residents. All areas are bounded by a landscape buffer zone to minimise any overlooking and mitigate any privacy concerns to the neighboring properties.

Ground floor landscape plan including proposed through site link.

SEPP 65 Design Quality Principles

6. Amenities

'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 proposed development incorporates a variety of studio to three-bedroom apartments providing a varied residential mix. Adaptable units will be provided in accordance with the applicable standards (15% as per North Sydney DCP) as well as the 20% benchmark incorporating the Liveable Housing Guideline's silver level universal design features.

The majority of the units have a wintergarden arrangement for the private open space, these hybrid spaces are favorable as they both provide weather protection and the adaptability to be open. Due to the high wind velocities of the locale and other prevailing conditions, winter gardens create a more useable private open space.

Many of the units cater for a generous size, and far exceeds ADG minimum unit sizes. The larger unit types can cater for additional storage above the minimum requirement as well as more generous living and bedrooms. Dual aspect units are maximised in order to provide the opportunity for cross ventilation. The east and west facing apartments are also maximised in order to achieve great solar access.

Landscape buffer zones / perimeter planting are proposed on the podium and rooftop terraces to address any overlooking, while screening and landscaping are used to address visual privacy between the units and the communal open spaces.

3D visualisation of wintergardens - Glen Street frontage

SEPP 65 Design Quality Principles

6. Amenities (continued)

The ground floor retail space will further activate the street frontage while providing level access to all retail tenancies. Services are contained and hidden from the public view as much as possible, largely within the basement levels. A central lift core allows for separate access for the residents and commercial component. While access to the carpark and rubbish collection is centralised and is proposed to one of the existing entry points from Glen Street, providing a discreet location that will not comprise the primary streetscapes along both Alfred or Glen Streets.

Access to the ground floor retail amenity has been designed to ensure that all people, regardless of physical ability, are able to traverse the site. All levels are serviced by a lift with direct access from the basement floor carpark level. A garbage room and recycling bin is included in each level for the residential garbage collection. Separate retail and residential garbage holding rooms are located within the basement floors.

It is considered that the development will create a high quality architectural expression, providing an interesting visual element to the street, that appropriately responds to the context. It provides for an increase in street activity and through site link, aiming to set a precedent for the surrounding developments.

3D visualisation of ground floor and through site link

SEPP 65 Design Quality Principles

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.

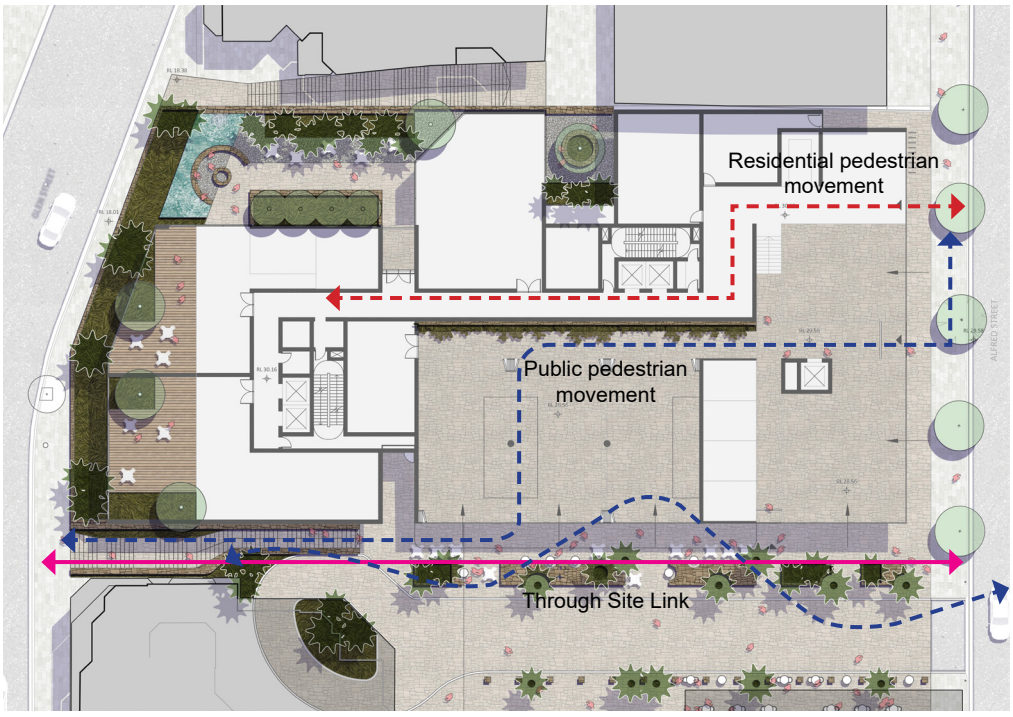
A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.'

The main pedestrian entry to the development is situated on Alfred Street towards the northern part of the site. This provides an uninterrupted active frontage to the remainder of Alfred Street and continues through to the through site link, while still providing passive surveillance of the residential entries from the return of the retail spaces.

The ground level has been designed to make a visible and attractive entry to the building. The entries are well lit and will have security surveillance and intercoms to identify visitors to the building complex. Access to the basement car parking along Glen Street is secured by means of roller shutters.

The typical apartments above have windows and balconies and allow a level of casual surveillance of the surrounding public walkways. Direct access to the lift and stair from the carpark allows residents to drive and enter through a completely secured means.

The ground floor expression, lighting and facade acts to invigorate the pedestrian plane while maintaining a level of privacy to the residential lobby spaces. The return of the retail tenancies along the through site link discourages crime by means of passive surveillance throughout the retail operational hours. The design aims to promote a safe and aesthetic pedestrian connection along all street frontages.



Ground floor landscape plan including proposed through site link.

SEPP 65 Design Quality Principles

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 and providing opportunities for social interaction among residents.'

The proposed building is designed to achieve a high standard of residential amenity. The proposal consists of studio, one, two and three bed apartment types. They will support a range of socioeconomic groups whilst retaining amenity for all residents. The typical apartments aim to attract a variety of owner/occupier and tenants. In addition 52 Alfred Street as a high quality residential development, seeks to provide a home to a mix of people, different in age, profession, and family type to create a stronger community feel. It is expected that the apartments will accommodate single professionals, couples, young families and mature couples.

The new residential proposals contribute socially to the surrounding area. The increase in residential amenity allows an injection of new life into this urban area especially through the active through site link and the permeable retail spaces.

The increased proportion of residential development in this location will help meet the current housing demands near public transport links and proximity to the Commercial Business Districts of Sydney. Being within proximity of both train, bus and ferry networks, the site can enjoy easy access to the major amenities located in the area and further abroad.

SEPP 65 Design Quality Principles

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

The aesthetics of the development are related to how the development fits into its context and the desired future character of the area, the bulk and scale, the articulation of the development, the nature of the built form, the building materials, residents amenity, principles of sustainable design and elements of safety and security.

The main feature of the building facade is the strong sandstone blades that define the verticality of the building. The facade performs aesthetically, creating a highly articulated expression worthy of a landmark building, however it also provides a variety of functions. It provides additional shading the facade to reduce solar gain, and weather protection by means of winter gardens. Winter gardens have been designed and shaped to mitigate any issues of cross viewing. The design provides for a building that both enhances the streetscape and provides an iconic addition to the Milsons Point town centre.

3D visualisation of the Alfred Street facade