

marchesepartners

28th April 2020

SEPP 65 DESIGN VERIFICATION STATEMENT and Apartment Design Guide Assessment Table

Prepared to accompany a Development Application submitted to
Lane Cove Council

PROPOSED SENIORS HOUSING PROJECT at

2 GREENWICH RD, GREENWICH

Issue A 28/04/2020

This Apartment Design Guide (ADG) Design Verification statement has been prepared on behalf of Alceon Group (Applicant) in support of an amended Development Application submitted to Lane Cove Council.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

Pursuant to Clause 50 (1A) and (1AB) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that Mr Steve Zappia is a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000. Mr Steve Zappia is registered as an architect in NSW (reg. No. 6535) in accordance with the Architects Act 2003(NSW).

We confirm that Steve Zappia of Marchese Partners Architects directed the design of the enclosed development application and that the enclosed documentation achieves the Design quality principles as set out in Schedule 1 of *State Environmental Planning Policy 65 - Design Quality of Residential Flat Developments* and has been designed with reference to the *Apartment Design Guide* (July 2015).

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DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 – CONTEXT AND NEIGHBORHOOD 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 site for this development is located in the lower north shore suburb of Greenwich in the local government area of the Municipality of Lane Cove.

The site is located at No. 2 Greenwich Road which is approximately 90 meters from the intersection with Pacific Highway. Topographically the street site falls from north to south with a slope of approximately 1:20 across the Greenwich Road frontage. The site also falls from west to east with a gentle slope of 1:50.

There is an existing 5 storey private hospital building on the site formerly, now not operational. To the north of the site there is an existing imposing commercial building with access from Pacific Highway. This building is approximately 45 metres including a 3-4 metre high podium structure, a tower 35 metre high and also features a very tall plant room structure above its main parapet which is a further 6-7 metres high..

To the west of the development is Greenwich Road and across the road a number of residential brick buildings of two to four storeys. Neighbouring the site to the south there is an existing red brick and tile residential flat building of 4 storeys with a pitch roof form. This development has the living area oriented to the outstanding 180-degree views to the south to the Harbour and the city skyline.

To the east and adjacent to the site there are lower scale residential lots with access from Anglo Rd. One of these lots, 2 Anglo Rd, next to the subject site is owned by the applicant. These developments will be screened by the existing and proposed new trees on the site minimising and privacy and or overlooking to these existing residential properties. Privacy screens will also assist minimise any overlooking issues. The development will also be screened with privacy louvers to the north.

The proposed building form has been strongly defined by the desire to act as a hinge between two different zonings and scales, business core to the north of the site and residential in different scales and density to the south of the site. A new public space and commercial use at ground floor will activate the street frontage encouraging intergenerational engagement.

The use of materials and colours such as sandstone, bronze looking materials and off-white rendered elements will tone in well with the characters of materials featured in adjacent developments and zonings.

Overall, it can be said that the proposed development responds well to the existing context and neighbourhood character.

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.

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.

The built form, height and the scale of the development have been carefully considered to create a transition in scale from the commercial corridor on the Pacific highway to the neighbouring residential zone.

- The proposed building has been significantly setback to the neighbouring residential boundaries to the east and the south. The setback to the east is 6 meters at a minimum for the first four storeys and 9 meters for levels five to eight. The setback to the south boundary is 9 meters from ground to level eight. The setback to the north boundary to the commercial building is set in a minimum of 7 meters except in the north eastern corner where alignment has been maintained in response to the irregular shape of the site.
- Front setback to Greenwich Road varies from the minimum setback in the south western corner of 5 meters to 7 meters in the middle section of the building providing streetscape relief and façade articulation and open sky for the plaza at ground inviting the broader community in activating the front setback.
- The proposal provides significant communal open space and great amenity at the roof top level and the open space at ground fronting the street.
- The building has been well articulated with a vertical landscape feature in three of its four elevations, providing legibility to the building entry and interest along the street.
- The proposed development is significantly landscaped around its edge so will be consistent with the character of the area.
- The proposed building will be 27.4 metres maximum high including lift overrun and sits comfortably between the taller neighbouring commercial building on the Pacific highway which is approximately 45 metres high and the neighbouring 4 storey residential flat building to the south which is approximately 15 metres high.

The completed development will sit comfortably within the site and will form an appropriate scale to suit the local character of the area.

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 proposal provides a density which is consistent with the prescribed SEPP Seniors Living and SEPP 65 Planning controls and below the prescribed density in the LEP 2009.

The proposal has a gross floor area of 5,615.2 sqm and a floor space ratio of 2.62:1 calculated with the LEP criteria being the permissible floor space ratio 3:1 under the Lane Cove Local Environmental Plan 2009. Under the SEPP SENIORS Policy, the gross floor area calculation

is 6,413.9 sqm which equates to a floor space ratio of 3:1. While the proposal complies with the height control in general terms under the SEPP SENIORS policy, there is a minor breach of approximately 266 mm into the height limit plane in the south eastern corner of the development. The design and configuration of the building on the site also provides an appropriate response to the site and ensures the proposed dwellings will have adequate light ventilation, privacy and amenity.

Further, the proposal is consistent in terms of density with other seniors housing developments in the area, achieving a scale, bulk and height appropriate to the existing and desired future character of the area.

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 seniors housing development that has immediate proximity to transport, facilities for residents and provides for local employment opportunities, is in itself an efficient use of resources by minimising the reliance on the local infrastructure and individual motor vehicle use.

In addition to this, we note the following inclusions as part of the proposal will also contribute to minimising resources and energy;

- Solar access and cross ventilation are maximised to a significant proportion of the apartments, meaning that the internal spaces will not be reliant on-air conditioning to maintain thermal comfort.
- 2 hours of solar access in the middle of winter is provided to 57.5% of the self-contained dwellings below the rule of thumb figure of 70% due to the orientation of the building to the significant views to the south to the Harbour but also due to the particular overshadowing of the tall building to the north which compromises the amenity of the units if oriented to the north. 82.5% of the apartments at least more than 1 hour solar access.
- All units will have access to a substantial common open space, with considerable amenity, situated in the roof top of the development, to receive maximum solar exposure.
- Natural cross ventilation is provided to a compliant 68% of the units, well in excess of the minimum rule of thumb of 60%.
- Deep balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into all north facing apartments.
- BASIX compliance will be achieved and demonstrated.
- Solar panels will be installed in the roof for a sustainable generation of electricity for the development.

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, co-ordinating water and soil management, solar access, micro-climate, 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 proposed development incorporates substantial areas of landscaping in both the private and common areas, as well as to the site's perimeter.

Planted areas have been maximised throughout the rest of the site and within the common areas of the buildings, providing a high level of planting for the development in this precinct. The proposal under the LEP 2009 allows for over 33% of the site of landscaped area and 226 sqm equating to a compliant 10.5% of the site of deep soil area allowing as well 94 sqm (4.5%) of the ground floor to the east for approximately 3.5 m deep of soil over basement 2 for large planting. Under SEPP SENIORS Policy 2004 the deep soil area calculation equates to a compliant 15%.

The current design provides significant deep soil areas to allow significant landscaping to be incorporated to supplement the existing tall vegetation to help mitigate any privacy or visual impacts and provide

In addition to this landscaping, planter boxes have been incorporated into the design of the buildings facades up to the roof top terrace creating a unique architectural expression for the development and enhancing the landscaped character of the streetscape.

Overall the development is proposed to be well landscaped to enhance the overall appearance and amenity of the development.

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 proposed development is for seniors housing comprising 1 commercial ground floor, 7 storeys of independent living units and 3 basement levels of car parking. Each Independent Living Unit lobby provides access to a maximum of five apartments which provides intimacy for the residents.

The proposed apartments will all have excellent amenity. All apartments will meet the cross-flow ventilation SEPP 65 requirements and ADG design criteria. ADG Solar access requirements of 2 hours of solar access to private open spaces and living areas between 9am and 3pm on 21 June will also be met in 57.5 % of the apartments, being not possible to achieve at the same time the rule of thumb of 70 % of apartments with solar access and the amenity of the apartments if oriented to the tall tower to the north. The reason for this is bifold, from a visual amenity perspective a vista to a commercial tower is not desirable but also from an overshadowing perspective the tower to the north provides a slow shadow over our proposal jeopardising the amenity of any potential unit with just northerly aspect. On the contrary the south, southeast and south west aspects enjoy significant views over the Harbour even though they are oriented away from the desired aspect for direct sunlight as per Objective 4A-1 and in our opinion the Design demonstrates how site constraints and orientation preclude meeting the design criteria and therefore the development meets the Objective 4A-1.

Large areas of (shaded) glass are provided to living spaces, providing generous natural light and views. All apartments have balconies or courtyards as their private open space. The depth and width of balconies will allow for various sitting arrangements. The apartments open directly onto these large balconies providing natural ventilation and outdoor living opportunities.

In addition to that, a vast selection of facilities and services have been incorporated to accommodate the needs of residents, family and friends. This will ensure that the residents will remain connected to their greater community.

A large, well landscaped roof top communal open space with various amenities is proposed for the enjoyment of residents. The roof top area will enjoy fantastic views to the Harbour and city skyline.

Lift access will be provided to the communal roof top area, all apartment and basement levels, linking every floor with the ground level. The lobby at the ground level will present as a clearly articulated entry to the building providing a welcoming and secure environment for residents and their guests.

The facilities and commercial space will provide an outstanding level of amenity for the residents and tenants to enjoy and a great opportunity to engage with the broader community and include a wellness centre, office space, café, lounge areas, library, outdoor gym, hair salon, cinema, virtual golf room and cellar.

Overall, it can be said that the development will provide an excellent level of amenity for its residents.

PRINCIPLE 7 – SAFETY AND SECURITY

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.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The building has been designed to create a very clear sense of arrival into the building.
- The entry awning creates an impressive arrival point that defines a very familiar sense of public gathering around the plaza and at the lobby and the reception area.
- The building with its self-contained dwellings will be a secure environment. Access will be by electronic security devices at the vehicle entry point and the pedestrian entry points and lobbies.
- Basement car parking areas will be accessed via electronic security devices and an intercom for visitors. Car parks will be well lit and lifts will have security control and close circuit television cameras.
- Paths and common areas are clear and easily managed, with clear delineation between public, semi-private and private areas.
- Windows and balconies will provide good natural surveillance to the surrounding common areas and public domain.
- Passive surveillance of the street and surrounds is possible from the apartments and apartments balconies.

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 and providing opportunities for social interaction among residents.

The site is located close to public transport, with a bus stop located directly at the front of the site on Greenwich Road.

A variety of apartment sizes and types are proposed which will create opportunities for a diverse seniors living community to complement the broader residential community in the area. The development will provide a mix of apartment sizes and layouts including 1-bedroom, 2 bedrooms, 2 bedrooms plus study and 3-bedroom apartments, designed for and appealing to 'downsizing' seniors.

The residents will benefit from opportunities to socialise on site including on the commercial a roof top terrace, and on the ground floor communal amenities and commercial space.

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

The proposed development achieves design excellence through the careful modulation of building forms, the use of a restrained palette of materials and through the deliberate architectural articulation of elements.

The design and detailing of the residential buildings is sculptural and deliberately simple and clean to create a modernist and timeless aesthetic.

The building form is sculptural and responds to its context. The design incorporates contrast as a way of providing articulation to the simple facades. Off white balcony spandrels float over a natural sandstone base that reflects the existing natural sandstone in the area.

These elements contrast the natural and manmade. Deep landscaped planters and horizontal and vertical recesses break the sinuous elevations, breaking up the perceived mass of the building and creating a vertical emphasis for the buildings design.

The use of operable bronze looking sun shading screens to the various facades provides animation, privacy, solar protection, light and shade, further animating the aesthetic composition.



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