

SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany the Development Application submitted for the proposed shop top apartment development at:

51 Arthur Street, Forestville



Prepared on behalf of:

Gabrielian Holdings Pty Ltd

Date: 11 December 2020

Prepared by:

RAMSAY ARCHITECTS

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Design Verification Statement

It is considered that the proposal demonstrates compliance with the design principles of both SEPP 65 and The Apartment Design Guide, contributing positively to the local area.

As demonstrated in the Statement of Environmental Effects prepared by Greg Boston of Boston Blyth Fleming, the proposal provides an appropriate response to its context and will make a quality contribution to the existing streetscape.

I confirm that I, Lloyd Ramsay, Registered Architect in New South Wales - Registration number 10865 have been responsible for the design and development of this project and have worked with a professional consultant team in preparing the Development Application. I confirm that the design has been developed in accordance with the Design Quality Principles as outlined in this report.

A handwritten signature in black ink that reads "LRamsay". The signature is written in a cursive, flowing style.

Lloyd Ramsay

Director

Ramsay Architects Pty Ltd

Registered Architect NSW, No. 10865

Site Description

The subject site is known as lot 2 in DP 233083, No. 51 Arthur Street, Forestville. The allotment is trapezoidal in shape having primary frontage and address to Arthur Street of 27.89m, secondary frontage to Duke Street of 19.315m, a southern boundary length of 28.695m and eastern boundary of 22.79m. The site has an area of 583.2m².

The site is located at the corner of Arthur Street and Duke St approximately 520m from Warringah Rd, offering a network of buses to the city or Northern Beaches. It is just 75m to Angophora Reserve, offering additional amenity to the residence of the proposal.

Design Proposal

The proposal involves the demolition of the existing site structures and the construction of a shop top housing development comprising 4 ground floor retail tenancies, with 4 residential units above and a single level of basement carparking.

The single level basement parking provides 11 spaces accessed from Duke Street. The spaces comprise 5 for residents, 1 visitor, and 5 commercial spaces for staff. The ground floor offers 4 retail tenancies with bathroom services for the commercial units and separate bin storage areas for the commercial and residential units with 4 x 2 bedroom residential units above. Each unit are 2 storey with living and kitchen at the lower level and bedrooms on the upper level.

Each residential unit has car parking at the basement level with lift and stair access to/from such parking. All individual units are provided with private open space in the form of terraces.

The proposal provides landscaping in the form of internal courtyard and roof plantings and landscaping along balcony edges at each level.

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 is known as lot 2 in DP 233083, No. 51 Arthur Street, Forestville and is situated on the corner of Arthur and Duke Street with residential dwellings located to the south and east of the site.
- The application proposes a high quality shop top housing development, upgrading the existing retail premises while providing an alternative accommodation type for the area. The proposal seeks to benefit the surrounding neighbourhood.
- Proposed landscaping plans including roof areas and planters on the balconies seek to anchor the building in its leafy surrounds. While the proposal provides just 14m² of deep soil, it is an improvement to the existing site condition.
- Angophora Reserve, just 75m away, offers an extended green open area for residents to enjoy.

- A balanced palette of materials and a well-proportioned building will ensure a sophisticated integration of the proposed building into the existing 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.

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.

- Zero building setback along Arthur Street and sensitive increase in setback along Duke St is appropriate for the retail use while addressing the proximity of adjoining residential dwellings.
- The building is reduced in height toward the adjoining dwelling to the south.
- The building addresses the sloping site by stepping down along Arthur Street, minimising the critical height of the building.
- Surrounding buildings are predominately between one and two storeys of varying styles.
- The bulk of the building is reduced by expressing the 2 storey apartment as one element.
- Articulation of the built form reduces the scale of the building as perceived from the street.
- Vertical screening and fenestration to the east and west elevations provides privacy and visual relief. The setback of the landscaped roof further seeks to relax the development.
- Accordingly, the proposal responds well to the topography and greater urban context of the neighbourhood and the envisaged future 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 shop top apartment development provides a medium density housing solution and comprises 4 apartments above 4 retail premises on a site area of 583m², with a gross floor area of 854m².
- Comprising 4 X 2 bedroom apartments, the proposal reflects market demand in relation to typology and living patterns, increasing the supply and diversity of housing choice on a site suited to increased residential densities.

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.

- Each apartment is cross ventilated, reducing the dependence on mechanical ventilation
- Repetition of building elements allow for efficiencies in production
- Layout and orientation has been optimised to provide good natural daylight and solar access to primary living areas and private open space.

- A number of bathrooms are naturally ventilated, others will be mechanically ventilated and exhausted to the façade or roof.
- Residential lobby is naturally ventilated and double height volume and circulation spaces are open air.
- Appropriate awnings and screening to address the solar requirements of each elevation.
- On-site detention tanks are integrated into the proposal as detailed in Stormwater Engineer's drawings.
- Energy efficient appliances and fixtures as part of the internal fit out to minimise water and energy consumption.

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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

- Each apartment has a generous balcony with planters to the edge, positioned to flow from the main living area.
- The circulation area to each apartment accesses is open to the landscaped roof.
- The plant selection has a focus on low maintenance, and aims to compliment the surrounding landscape.
- Deep soil planting area provides privacy for the pool area of adjoining property whilst providing additional privacy for the neighbouring property and reducing overlooking.
- Refer to landscape plans by Black Beetle for further details.

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 future residents of the proposed development will benefit from a good level of amenity assisted with provisions made for the following:

- Generous apartment size and efficient layout, allowing for flexibility and a variety of uses.
- Appropriate connections between spaces within the apartments
- Living areas and bedrooms capitalise on the northern aspect providing adequate day lighting and solar access for all rooms within the apartment.
- Carefully considered privacy measures to balconies and windows facing adjoining properties have been implemented with appropriate screening as required.

- Awning provided along Arthur and Duke, providing covered access to the residential Lobby and shops.

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.

- Building access off Duke street is clearly identifiable with appropriate wall signage and double height, well lit lobby area with security glass with security camera and intercom to identify visitors to the building.
- All apartments are above street level, allowing passive surveillance from the balconies of each apartment
- Secure basement parking provided with keypad access. Safe waiting zone provided while waiting for lift and accessing storage.
- A clear definition between public and private spaces with clear, safe access points and adequate lighting of entrances and pedestrian areas.

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

- Due to the scale of the development, a generous 2 bedroom apartment was selected as most appropriate for the demographic and market.
- The development has provided adequate lobby and circulation widths for ease of access and a detailed report has been conducted by Wall to Wall, to ensure the development can comply with access requirements.
- General access for people with disabilities has been addressed in the design of the building and common areas. 1 of the 4 units has been designed to meet Silver Level of the Liveable Housing Guidelines, but each have the potential to meet this requirement with little modification.
- The site is located within close proximity of necessary facilities including public transport.
- Angophora Reserve, just 75m away, offers an extended green open area for residents to enjoy.
- Cafes and other retail opportunities are proposed for the ground 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 elevations are varied in expression and designed primarily to respond to solar, setbacks and the site. The building has a modern and clean aesthetic with reference to the surrounding architecture and local features.
- The proposed building has an articulated form, with recessed balconies
- Colours and materials are selected to compliment the surrounding environment. The selected materials will be durable to ensure they age well and do not detract from the appearance of the building over time.
- Dynamic shadows and lighting qualities provide variation along the building.
- The considered composition of building elements, textures and materials, colours an internal design aim to contribute positively to the surrounding environment.