

SEPP65 – DESIGN VERIFICATION STATEMENT FOR DEVELOPMENT APPLICATION FOR A SENIORS LIVING and COMMERCIAL DEVELOPMENT AT No 5 SKYLINE PLACE, FRENCHS FOREST

This Design Verification Statement has been prepared to support the amendments that have been made to the original development application to address the reasons for refusal by the Sydney North Planning Panel.

The key design amendments made include the following:

- **Reduced building height by 2-3 floors;**
- **Increased amount of commercial floorspace on the lower levels on the building by 70% over that in the original DA;**
- **Reduced number of seniors living apartments from 78 to 49;**
- **Articulated building form, with a separation into two buildings above a common podium;**
- **The addition of a sizeable common north-facing landscaped area and community garden**

The result of the above amendments is:

- **The proposed built form is of a bulk and scale that is more compatible with the character of the surrounding area, being lower than recent approvals in the area;**
- **The apparent scale of the building is significantly reduced by the increased articulation and setbacks;**
- **The proposal fully complies with Clause 19 of SEPP (HSPD) with no residential use on the ground floor;**
- **94% of the proposed seniors living units achieve compliance with solar access provisions of SEPP 65**
- **Only 6% of the proposed seniors living units are south facing and fully complies with ADG.**

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.

The site is located on the western side of the French Forest Business Park.

There is a mix of uses within the immediate vicinity of the subject site. Residential dwellings are located to the north across Frenchs Forest Road East, and offices and small scale warehouse/light industrial style buildings are located to the south and the east.

The proposed development has been amended to reduce the overall building height to a maximum of 6 storeys. This amendment directly responds to the concern that was raised about the proposed building in its immediate context, with a height that is more complementary to its surrounds. Of particular note is that the proposed building is now consistent with the height of the recently approved building on the site of the Parkway Hotel, some 180m to the east of the subject site.

Significant landscaping will be retained to ensure that the existing setting along the northern edge of the site remains.

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.

The proposed development has been amended to address the concerns that were raised by the Panel with regards to the scale, bulk and height of the building. The building has been reduced in height by 2-3 storeys and significant articulation has been added through the offsetting of the floorplate at the lower levels and the separation of the built form into two separate building at the upper levels.

The amended proposal maintains a stepping down in height to the east.

The built form has been designed so that the apparent scale is in keeping with that of the surrounding light industrial buildings. The amended proposal is also consistent with the height of the recently approved building on the site of the Parkway Hotel, being 6 storeys, and the recent development approval of the private hospital at 11 Tilley Lane, which has a

maximum height of approximately 26 metres.

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 overall density of the proposed development has been reduced, with a considerable reduction in the number of seniors living units from 78 to 49.

As there is no FSR applicable to the site, the density is controlled principally by the bulk and scale of the building and urban design considerations. The amended design ensures that amenity for future residents is maximised and that the amenity of the residents and employees in the surrounding buildings will be maintained. Additional landscaped areas have been included in the amended design to further enhance amenity for residents and visitors.

The scale and density of the proposed building has also been driven by the desire to maximise efficiency of the services provided in accordance with the Government policy of Ageing in Place.

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 amended design of the building enhances the sustainable elements of the proposal, with a reduction in the number of south-facing units and an increase in the proportion of apartments that are naturally cross ventilated.

The proposal includes energy and water saving systems beyond those required by BASIX. A separate report on compliance with the requirements of BASIX has been provided with the application.

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.

The amended design maintains a considerable setback from Frenchs Forest Road East and also from Skyline Place. An additional setback of approximately 8m has been included for the western portion of the building. This will allow for the retention of an additional 3 mature trees within the landscaped buffer along the northern side of the site. The substantial buffers between the proposed building and the adjoining roads and buildings will also be maintained.

Landscaping proposed is mostly in the form of deep soil planting and exceeds the requirements of the SEPP Apartment Design Guide.

The amended proposal incorporates additional landscaped areas, in particular a considerable space on the northern side of the site which will serve as a common/community garden that the residents will be able to enjoy as places of passive recreation and will also be able to contribute to maintaining should they desire.

The proposed landscape will ensure that the development sits comfortably within its context and will contribute to the existing bushland character of the area.

PRINCIPLE 6: AMENITY

Good design positively influences internal and external amenity for residents and neighbours.

The amended design maintains a high level of amenity for the future residents. The changes proposed to the design seek to address the concerns that were raised by the Planning Panel, and in doing so they will positively enhance the amenity for residents as well as neighbours of the site. All apartments still have access to a range of common lounge areas as well as spaces for recreation. The apartments are afforded a good level of amenity, exceeding the minimum sizes stipulated by the Apartment Design Guide.

In addition, the amended design results in an improvement in solar access, well in exceedance of the ADG requirements, which will also enhance amenity considerably.

As noted in the previous submission, the location of the site will ensure that future residents will have access to a wide range of services, shops and entertainment options that are in close proximity. Public transport is available in front of the proposed building, and the Northern Beaches Hospital and future Frenchs Forest town centre are located within 500 metres.

PRINCIPLE 7: SAFETY

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

The size and layout of the independent living units in the amended design fully comply with the requirements of SEPP 65. The design also addresses the demographic analysis and detailed design requirements for the development that have been outlined in the report prepared by One Swell Swoop, specialist consultants to the seniors living sector, which was submitted with the original DA.

The building entries are located near to the street in accordance with SEPP 65 design principles. The access pathway to the building entries has been landscaped and levels amended to activate the space and provide for safe pedestrian access to the building as well as a high level of surveillance. Separate access for residents and commercial tenants has been maintained to maximise safety.

Lighting will also be provided to ensure that safety is maximised.

The car parking areas for commercial tenants and residents are separated and security controlled. Access into the residential lobby will be controlled by an intercom system to ensure that security is maintained for residents. Direct access for wheelchairs is provided to the bus stop on Frenchs Forest Road in front of the development.

The CPTED Guidelines have been taken into consideration in the amended design to ensure that safety of residents, workers and visitors to the site will be maximised.

PRINCIPLE 8. 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 design has been revised to address particular concerns raised, however the amended proposal seeks to maintain an appropriate composition of building elements, textures, materials and colours to reflect the mix of uses, internal design and structure of the development.

The amended design enhances the response of the built form to the environment and immediate context of the site, with a considerable reduction in height and apparent scale. The offsetting of the building footprint and the separation of the building into two components at the upper levels will vastly reduce the perceived bulk of the

development from that of the original proposal.

Confirmation of Qualifications

I hereby confirm that I, George Andrew Revay, meet the definition of a qualified designer under the definition in *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*

I hereby confirm that I have directed the design of the subject mixed use development and that the quality principles set out in SEPP65 Schedule 1 Design quality principles have been achieved and **surpassed** in this proposal.



George Revay - BArch UNSW, Architect

March 2019
