

**SEPP65 – DESIGN VERIFICATION STATEMENT FOR A
MODIFICATION 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 modifications sought to the original development application.

The key design amendments made include the following:

- reconfiguration of internal areas on level 1 to provide for kitchen, dining, common area, bathrooms, and recreational facility rooms;
- internal reconfiguration to provide for 7 additional seniors living apartments;
- the reduction in the amount of commercial/retail floorspace from 2,219m² to 1,652m²;
- extension of outdoor courtyard area on level 3.

The result of the above amendments is:

- The proposed built form and siting of the building remains as approved;
- The articulation of the approved building is maintained and enhanced by the minor façade changes;
- The building setbacks remain unchanged;
- The proposal fully complies with Clause 19 of SEPP (HSPD) with no residential use on the ground floor;
- 82% of the proposed seniors living units achieve compliance with solar access provisions of SEPP 65
- Only 16% 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 remains at an overall building height of a maximum of 6 storeys.

No amendment is proposed to the significant landscaping approved in the vicinity of the building.

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.

There is no change proposed to the approved scale, bulk and height of the building. It therefore remains in keeping with the scale of the surrounding light industrial buildings, 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.

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

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 remains largely unchanged.

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. The approved landscaped areas remain unchanged.

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. Whilst there is a very minor decrease in the development's ability to meet the ADG's 60% cross ventilation target for all apartments, there is still a high degree of amenity maintained through solar access and the on-site recreational facilities to be provided.

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.

There are no amendments proposed to the approved landscape on the site. The substantial buffers between the proposed building and the adjoining roads and buildings will be maintained.

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 are largely to the internal layout and seek to address the requirements of future operators. These changes 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.

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 current proposal includes a wider range of apartment types, with 1 bedroom and 3 bedroom apartments as well as the 2 bedroom and 2 bedroom + study that were part of the approved development. The proposal 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 approved 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 to the bus stop on Frenchs Forest Road in front of the development is maintained.

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 remains largely unchanged, with façade changes generally limited to fenestration to reflect the internal amendments to the layout. This ensures that an appropriate composition of building elements, textures, materials and colours to reflect the mix of uses, internal design and structure of the development is retained.

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 amendments to 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

December 2019