# ADG Design Verification Statement

Residential Flat Building Development

116-120 West Frenchs Forest Rd West & 11 Gladys Ave, Frenchs Forest

March 2024

brewster murray

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116-120 West Frenchs Forest Rd West & 11 Gladys Ave, Frenchs Forest

I, Hong Huang, Director of Brewster Murray Pty Ltd – Architects, Interior & Urban Designers,

a. Directed the architectural design of the residential apartment development,

and

b. Confirm that the residential flat development generally meets the objectives and intent of the design quality principles set out in Schedule 9 Design principles for residential apartment development of the State Environmental Planning Policy (Housing) 2021.

Hong Huang
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6981

## 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 design approach is to work with its parameters and circumstances to turn the constrains to opportunities creating a desirable outcome and a positive visual contribution to the existing and future character of the precinct.

At a master planning level, the future character of the site envisaged as a more urbane and dense context due to the proposed higher FSR and height in the neighbouring blocks as opposed to the currant FSR & height.

The design aspires to be in keeping with its future context as well as being sympathetic to its immediate and current context being a mixture of single and double storey commercial and residential dwellings.

The layout and planning are a direct response to the site orientation:

The apartments aspects being used for primary living spaces are orientated north to maximise the main solar collector and main outlook for the development.

The layouts demonstrate grouping of the services and circulation space and secondary living areas on majority of north-eastern façade and is treated architecturally with windows of smaller proportion to gain advantage of the solar access.

The development responds to the streetscape, presenting an appropriately scaled built form and setback, which relates to existing neighbouring properties and provides a suitable relationship to the existing and the likely future development of the locality.

The proposed development is responsive to the opportunities and constraints provided by the existing context including-

- Responding to the proposed future scale and a breakdown of elements and form to reflect the existing and proposed rhythm of the streetscape.
- The proposed development is positioned to capture as much solar penetration with the majority of living spaces and private open spaces facing northerly aspect.

## 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 proposed development meets the objective of the planning scheme of that area.

The upper floors to the street frontage have been broken down into smaller proportions and articulated with façade forms to match the public domain and future scale of the surrounding mixed use neighbouring blocks.

Mitigation of overall bulk, scale and height is achieved through articulation in the form of vertical and horizontal design elements, varying curved horizontal elements, sub-components and entrance establishes architectural proportions, rhythm and scale appropriate to the past and future desired residential character of the local area.

The built form is expressed by single tower with curved form articulation and active elements bridging movement from the street to the building, helping break down the overall bulk of the building in to two small masses on the ground and lower ground level.

The upper levels have been proportionately designed to incorporate wrapping balconies to create a cohesive design of the whole building.

The façade has been conceived with the intentions of acknowledging and incorporating the surrounding and neighbouring built form, as well as the future character of the precinct.

## 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 proposed density is in keeping with the projected population growth, with the proposal seeking to maximise the FSR to allow for varying unit typologies.

The subject site is located within walking distance of available community, commercial, recreational and transportation infrastructure.

The proposal comprises of 127 apartments with a mix of 9 x 1-bedroom apartments, 85 x 2-bedroom apartments and 33 x 3-bedroom apartments.

## 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.*

Rainwater storage tanks are provided on site, maximising rainwater conservation, harvesting and storage for re-use in landscape irrigation, water recycling and car washing.

Energy efficient design principles are incorporated throughout the design. Residential floor layouts are arranged such that living areas and private open spaces are orientated to increase cross ventilation in the summer and solar penetration during the cooler months with balconies accessible from the principle living area of each apartment.

Environmentally sustainable measures incorporated in the development include:

- Building orientates north or northerly aspect to maximise solar gain. 90 apartments represent 71% of total proposed apartments receive 2 or more hour's sunlight to their living spaces.
- Design solution provides effective benefices to cross flow ventilation to most apartments by generating natural cross ventilation through dual aspects and corner orientation of apartments. 85 apartments represent over 67% of total proposed apartments are naturally ventilated.
- Rainwater to be used for garden irrigation and car washing (refer to BASIX Report);
- Taps fitted with water efficient fittings;
- Insulation under roof;
- Proposed visitor and residential bicycle parking in compliance with Northern Beaches Council's Development Control Plan.
- EV charging stations are proposed to be placed in the basement to encourage the use of electric cars in compliance with Northern Beaches Council's DCP.

## 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.*

The landscape design is an extension of the design concept. The intent is to create entries, courtyards, pedestrian through site link and open spaces designed with vegetation for enjoyment of the residents and visitors on ground level.

The landscape design proposes deep soil landscape zone along the southeastern portion of the site, providing a vegetation buffer at boundary and attractive street frontage.

The landscape addresses the following design objectives:

- The design aims to enhance the visual and functional quality of the space by creating a variety of environments, including private courtyards and gardens, which serve as both aesthetic features and privacy screens.
- Strategic placement of vegetation and landscape elements to craft visual experiences that prevent direct views onto neighbouring buildings, promoting a sense of privacy and exclusivity.
- Implementation of water-sensitive urban design and environmentally friendly practices to establish a sustainable, low-maintenance landscape enriched with a diverse selection of deep-rooted trees, shrubs, and ground covers.
- The communal open space is envisioned as an artistic and vibrant outdoor living area, encouraging interaction and enjoyment among residents and visitors.
- A seamless blend of architecture and landscaping is planned to soften the building edges, creating a cohesive and inviting street frontage that enhances the overall street appeal.

## 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 wellbeing.*

*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.*

Well organised, functional apartment layouts and spatial configurations ensure high standards of residential amenity maximising room sizes, solar access, and natural ventilation.

Architecturally integrated environmentally responsive balconies are incorporated in the layout of all apartments, with the majority facing northerly aspect.

A diversity of dwelling sizes caters to differing housing choice a mix of individual and household types are accommodated within to suit the demand of local market. The proposed apartment sizes (54-59sqm for 1 bed, 75-94sqm for 2 bed, 99-169sqm for 3 bed) comply with the minimum area requirement by the Apartment Design Guide.

When completed the proposed development will substantially enhance and enliven the amenity of the locality through provision of highest quality commercial and residential accommodation and urban and design response.

## 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.*

Through creation of clearly defined activated public and private domains, safety and security is promoted with natural surveillance encouraged at the street frontages and pedestrian link.

Generally living spaces and private outdoor spaces are orientated towards the street frontages and ensuring casual surveillance and overlooking with improved security for residents and the local community.

Access to residential area will be controlled by access card.

Open spaces are either private open spaces or communal spaces that can be accessed only by residents, only being accessible during daylight hours and controlled with gates and fences.

Garden gates and fencing are integrated with the landscape design to provide safety and security while achieving a good standard visual presentation.

## 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.*

The development provides a variety of dwelling sizes and types consisting of 1 bedroom, 1 bedroom + study, 2 bedroom, 2 bedroom + study and 3 bedroom apartments catering to the differing needs and affordability of the local community.

Common gardens are accessible by all residents for social interaction activities and leisure living.

Provisional apartments and parking spaces for people with disabilities are provided in accordance with the Northern Beaches Council's DCP.

## 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 proposal has made use of quality materials and colours appropriate to the context and surrounding area.

The theory and principles to the aesthetics of the building design have arrived by curved geometries that also corresponds to the functional aspects of the stakeholders. which will sit comfortably in its surrounding scale and context as well responds to contemporary architecture that resonates with the expected future character of the precinct.

Developing the constraints and opportunities of the site has allowed the building to move and transform from the active to a sense of the building's simplicity and nature. The language of the building's facades has been carried through responding to the site forces orientation and constrains posed by the site. The use of materials and colours has also been carried through to help express this language.

Consideration has been made to the façade where walls are articulated with volume depth and pattern to mitigate any blank walls.

Selected quality, modern, durable and environmentally sustainable external finishes ensure the proposed development enhances the amenity of the local area. Carefully selected colours sympathetic to the visual composition of neighbouring developments maintains and responds appropriately to the current and desired future character of the precinct. The materials selected such as concrete render and paint in various shades, several of types of glazing, textured feature walls have provided the building with a high quality, low maintenance external façade that contributes positively to the visual presentation of the development.