



892, 898-902 & 906 Canterbury Road, Roselands NSW

SEPP 65 Design Verification Statement

Revision B

Prepared For:

Ahmad Corporation

Prepared By:

ARCHITECTURE DESIGN STUDIO NSW PTY LTD

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PERSON RESPONSIBLE:

Pavlo Doroch

QUALIFICATIONS:

Registered Architect no. 9170 in NSW
Master of Architecture UTS

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1. INTRODUCTION

This report should be read in conjunction with the Architectural Drawings prepared by Architecture Design Studio (NSW) Pty LTD and associated Consultants Reports and Drawings provided with the development application. It responds to the principles set out in the State Environmental Planning Policy 65 – Design Quality of Residential Flat Development.



28th May 2021

RE: **Mixed-Use Residential Development comprising of 50 Units**
Design Verification Statement – SEPP 65

SUBJECT PREMISES: **892, 898-902 & 906 Canterbury Rd, Roselands**

Pursuant to the provisions of **State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development**, I hereby confirm that I am a qualified designer within the meaning of clause 3 of the Environmental Planning & Assessment Regulation 2000.

I verify that:

(a) I directed the design amendments for the Development Application of 892, 898-902 & 906 Canterbury Rd, Roselands and

(b) that the design quality principles set out in Part 2 of State Environmental Planning Policy No 65-- Design Quality of Residential Flat Development are achieved for the above Mixed-use development.

FULL NAME OF ARCHITECT: Pavlo Doroch

QUALIFICATIONS: Registered Architect no. 9170 in NSW
Master of Architecture UTS

NAME OF EMPLOYER: Architecture Design Studio (NSW) Pty. Limited

Signature,

A handwritten signature in black ink, appearing to read 'Pavlo Doroch', is written over a horizontal line.

Pavlo Doroch

2. SEPP65 DESIGN QUALITY PRINCIPLES AND COMPLIANCE ANALYSIS

SEPP 65 DESIGN QUALITY PRINCIPLES

PRINCIPLE 1

CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context can be defined as 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.

STATEMENT OF COMPLIANCE

The subject site is located within the Canterbury Road Corridor precinct and within the Canterbury local government area. The site has a cumulative area of 2219m², with dual frontages to Canterbury Road and Flora Street with site dimensions of 44.34m (Canterbury Road) x 50.29m (Flora Street).

The Canterbury Road corridor is a precinct that is undergoing significant change in the coming years as demand for density in the precinct rises. The proposed mixed use building is a reflection of the desired character of the area and is a response to the renewal being undertaken along Canterbury Road & Lakemba Town centre.

The existing surrounding building typologies consist of 2-4 storey mixed use commercial buildings with a mixed use residential flat building of 4 storeys directly to the west of the subject site and a new residential development approx. 150m east of similar typology to the proposed development.

The proposal has been designed to provide a quality mixed-use development that responds to and utilises the advantages of its context within Roselands and the greater area.

Additionally the proposal responds to Principal 1 by providing:

- The Canterbury Road and Flora Street frontage retains the existing commercial edge being the retail typology at street level with the residential components to upper floors. A laneway is provided to ensure vehicle access is diverted away from Canterbury and the active street
- Entry positions have been located in positions to retain existing pedestrian pathways, create better address to the street for the various uses and provide comfortable walking distances and access regimes
- An increased diversity for the Canterbury Road corridor, with greater activity, passive surveillance, commercial and retail
- A clear distinction between differing building types and it's uses and a compatibly designed landscaped open space

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 domains, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

STATEMENT OF COMPLIANCE

The proposed development is a contemporary interpretation of the future built form of the area and is a building that demonstrates high quality design principles and amenity standards.

The building has been designed to fit comfortably into the overall scale of the existing and anticipated future built form in this location. As such, the height, bulk and scale of the proposed development will be well suited to this context of urban variety and will make a positive contribution to the street scape character and urban form and scale.

The proposed height and scale of the development are appropriate in its setting and is compatible with the transitional nature of the locality and future developments for the area. The proposal is considered to provide an appropriate prototype for similar developments in the surrounding area.

The highly articulated and fragmented building form further reduces the perceived bulk and height of the proposed development and the amenity impacts associated with the proposed built form. The proposed height is not considered to be responsible for any adverse external amenity impacts to neighboring properties.

An L shape arrangement is adopted for the residential component of the development to minimize bulk and overshadowing to the south.

The building will be constructed using a combination of textures including rendered and painted concrete walls, metal composite cladding, , anodized aluminium louvers and dark anodized aluminium window and sliding door frames. The multi layered facade consists of a variety of materials colours and design elements that provides articulation and provides a top/middle/bottom visual appearance to break up visual bulk & integrate with the desired character for 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.

STATEMENT OF COMPLIANCE

The proposed development provides housing opportunities at a density that responds appropriately to the locality & built form as stipulated in the DCP. There is no density control in the LEP

The proposed bulk, scale and building mass is considered compatible with the site area, its locality and surrounding context. the building has been designed so as to fit comfortably into the overall scale of the existing and anticipated future built form in this location. As such, the height, bulk and scale of the proposed development will be well suited to this context of urban variety and will make a positive contribution to the streetscape character and urban form and scale.

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.

STATEMENT OF COMPLIANCE

A combination of passive design and active sustainable systems are proposed to minimise the environmental impact of the building. Energy and water efficient appliances and fittings are proposed and will be combined with a rainwater collection system to be used for irrigation that together will lessen the buildings water supply requirements. Selection of appropriate and sustainable materials such as metal louvers and optimal apartment layout and orientation to provide daylight to living areas and cross ventilation have been adopted to minimise reliance upon heating, cooling and lighting.

The proposal aims to promote a high standard of environmental performance incorporating the use of ecologically sustainable development principles including:

- Appropriate housing density to maximise use of public transport infrastructure due to the sites proximity to railway and bus interchange
- Designing the orientation of layout of apartments to maximise access to natural light, natural cross ventilation and aspect (see Drawing 0000 for full breakdown in the compliance table)
- Use of construction materials that is conducive to thermal mass such concrete slabs.
- Landscape spaces laid out for maximum solar access, natural ventilation, water and planting management.
- Selective use of sun screening devices as required to minimise use of high energy consumption cooling systems
- Waste minimisation and recycling
- Energy saving appliances
- Promote the use of low energy light fittings to private

PRINCIPLE 5

LANDSCAPE

Good design recognizes 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 street scape and neighborhood.

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

STATEMENT OF COMPLIANCE

The proposal includes a well balanced mix of private and communal open space. The communal open space is a mixture of soft and hard landscaping and is located at different levels through the development to provide good amenity to all residents.

The proposal provides a total 480m² of common open space (21.6% of total site area) across 2 different common areas.

3m Deep soil has been provided on the ground floor along with 1m deep planters on level 1 which are suitable to plant adequate trees for shade & privacy. The common open spaces provide amenities such as seating, BBQ areas, outdoor gym & kids play areas to create a usable and functional space.

The proposal addresses principle 5 by providing:

- Appropriate open space and landscaped areas that have been designed to respond to the locality & adjoining developments, with rooftop garden and courtyard landscaping aimed at providing visual & acoustic privacy
- Sustainable planting species selected, that is low maintenance, locally appropriate and available that should also provide good ground cover and canopy shading in summer.
- An appropriate landscape treatment to spaces which require enhanced residential privacy, particular those residences located on the podium roof level.
- Communal amenities have been located for ease of access at and a degree of privacy at podium roof level.

The Landscape design is shown on the accompanying Landscape Plan.

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.

STATEMENT OF COMPLIANCE

The proposal is designed so that the majority enjoy an open northerly outlook, well planned layouts and optimal orientation with cross-ventilation to maximise the amenity of the occupants. The unit dimensions meet or exceed the guidelines contained within the ADG and receive enough sunlight to comply with the objectives and principles of the Code.

The proposal addresses principle 6 by providing:

- Good access to public transport, retail, open space and community facilities/services needs. The proposal is within 10 minutes walking proximity to Lakemba Station and the bus interchange linking residents to the greater region.
- Privacy buffers by the selection of landscape species, use of privacy screens and appropriate building separation from each tower and from neighbouring buildings existing and potential.
- Direct solar access to apartments by way of its orientation to the north and providing adequate building separation. 41 from 50 units achieve at least 2 hours of sunlight between 9am and 3pm within the winter solstice, the total figure of 82% which overachieves the 70% requirement
- The building achieves a total of 60% cross ventilation
- Apartments are configured in a way to ensure rooms of similar function are adjacent to common walls and the design aims to protect the internal and external functioning of each apartment for optimum use and visual and acoustic privacy for each resident.
- Well-designed waste and recycling regime, with ventilated garbage rooms at podium ground level.
- Adaptability of apartments overtime by providing 10% of apartments the option to be post adapted
- Apartments designed with large living and dining areas that are orientated north for optimal solar access, opening onto generous balconies with views/outlook to landscaped areas below enhancing passive surveillance and outlook
- Bedrooms that have been designed to accommodate queen size or two single beds with generous wardrobes/storage space
- Level 5 Common Open Space receives good solar access all year round
- Good amount of common open space on the podium & rooftops with bbq areas, landscaped areas, outdoor gym & safe kids play areas.

PRINCIPLE 7

SAFETY

Good design optimised 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.

STATEMENT OF COMPLIANCE

The orientation of the building, the floor layouts and balcony provisions all act as passive surveillance along the access to the residential lobby and stairs is in a highly visible location with a straight line of sight to Canterbury Road & Flora Street with access granted via intercom or security encrypted mechanism (card or code).

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.

STATEMENT OF COMPLIANCE

The site is located in a precinct planned for change and renewal. The communal open space includes a tiled access from the lift to the BBQ and dining area to ensure that residents and visitors with mobility needs can equally utilise the space.

The combination of the scale of the proposed building, building façade materials and the architectural detail of the elevations will ensure this proposed development will make a positive contribution to the urban environment and general streetscape.

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.

STATEMENT OF COMPLIANCE

The proposal includes a palette of colours and finishes that compliments the streetscape and creates a modern finish to set a high quality precedent to the precinct. The proposal includes a combination of textures including rendered walls, timber cladding and glass detailing in vertical and horizontal patterns to break up the bulk of street facades. The multi layered facade consists of a variety of materials colours and design elements that provides articulation and visual relief consistent with the desired character for the precinct. The building also steps in at upper levels along Canterbury Road & Flora Street to provide a dynamic façade & is in line with the

objectives of the Canterbury Council DCP. The predominate corner element of Canterbury Road & Flora Street takes advantage of the corner aspect & street presentation through the use of vertical elements on the corner & softer horizontal elements down Flora St & Canterbury Road. The proposal consists of a top/middle /bottom arrangement to minimise bulk & complement surroundings

The proposal addresses principle 10 by providing:

- The proposed massing achieves a balance between large and small elements, solid and void, built and natural parts, horizontal/vertical and consistent principal of solid structural frame and panel infill
- The principle of articulating a base is stated in the Town Centre DCP. Consistent with the type, the base of the proposal is articulated through the use of privacy louvres on the first 3 levels of the residential component. This is further emphasised through the use of setbacks & changes in material
- The proposal benefits from the corner aspect of the site by providing a signature corner element which is taller & defined by material from the remainder of the building. This allows for a break up of built form from the prominent street frontage & provides a prominent form of high quality finish.