

**STATE ENVIRONMENTAL PLANNING POLICY NO. 65 DESIGN  
QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT**

**DESIGN VERIFICATION STATEMENT**

**26 April 2016**

**RESIDENTIAL FLAT BUILDING  
12 APARTMENTS AND BASEMENT CARPARKING**

**Development Application for Residential Flat Building  
1 Garner Street, St Marys**

**DOCUMENTATION REVIEWED**

<b>Drawing/Document Name</b>	<b>Drawing No.</b>	<b>Issue No.</b>	<b>Date</b>
Cover Page	16047/01	A	13/04/16
Compliance Table	16047/02	A	13/04/16
Extended Site Plan	16047/03	A	13/04/16
Basement + Ground Floor	16047/04	A	13/04/16
First + Second + Third Floor	16047/05	A	13/04/16
Roof Plan	16047/06	A	13/04/16
South + North Elevations	16047/07	A	13/04/16
East + West Elevations	16047/08	A	13/04/16
Sections	16047/09	A	13/04/16
External Colours + Finishes	16047/10	A	13/04/16
External Colours + Finishes	16047/11	A	13/04/16
Materials + Finishes Schedules	16047/12	A	13/04/16

by  
**VITALE**  
VITALE DESIGN

## **SEPP 65 - DESIGN VERIFICATION STATEMENT – RESIDENTIAL FLAT BUILDING**

### **Development Application for 1 Garner Street, St Marys**

As the nominated architect for Vitale Design, I, Ben Vitale, verify that I have directed the design of the above project and that the design principles set out in Part 2 of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the residential flat building.

The design quality principles are achieved as outlined below.

#### **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 proposed development responds favourably and contributes to the quality and identity of the area. The principle entry of the apartment building on the corner site is on the southern elevation accessed from Garner Street and is located approximately 1300 metres from St Marys Station and approximately 400 meters to the local shops and supermarkets and 450 metres to further shops and supermarkets across the Great Western Highway along Queen Street. This type of medium density housing is both desirable and prevalent in the area. The development also contributes positively to the street by presenting a more contemporary, articulated facade to the street frontage. The proposed facades combine the use of face brick and render, with balcony and vertical elements, thereby reinforcing local urban grain. 33% of the apartments overlook Garner Street and the quality facade design contributes to the increasing activity, safety and amenity of the area.

The proposal responds and contributes to its context, defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

The urban precinct in which the site is located features numerous older style residential flat buildings. The range of residential designs does not feature any strong nor regimented architectural theme that must be complied with in the design of a residential building.

The subject area will continue to undertake a transformation from low density to higher density.

The proposed residential flat building is contemporary in style and is consistent with future vision of the locality. The proposal development incorporates articulation of the built form and a mixed palette of building materials. The front façades are broken up by the provision of balcony spaces, vertical elements roof form, and clear entry points on the southern facade.

The proposed design of the residential flat building presents a building of diversified design, which acknowledges and respects the emerging urban pattern and setting within the precinct.

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### 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 design provides an appropriate scale in terms of the buildings bulk and height, similar to that of surrounding buildings. The appropriate scale has been established in consideration of existing developments located adjacent and within the vicinity of the proposed development.

The proposed bulk and height achieves the scale identified for the desired future character of the area, while still remaining contextually appropriate with its surroundings and the streetscape of the area. The design concept gives address to the street frontage and provides scaled elements through the use of residential architectural design elements and the proposed landscaping.

The proposal achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. The built form defines the public domain, contributes to the character of streetscapes, including their views and vistas.

Articulation and modulation of the building façades, achieved by indentation of walls and strategically placed balconies, enhances the presentation of the building and contributes to the streetscape character. The size, proportion and distribution of window openings provide internal amenity and outlook for the future residents.

Materials used are consistent with other residential flat buildings within the St Marys area. The range of materials contributes to the articulation of the building and reducing the overall bulk and mass of the building.

The built form is appropriate to the urban setting and will contribute to the character of the streetscape. The new forms at the front of the building and the setbacks of the façade maintain its visual strength when viewed from Garner Street. The façades continue the established and expanding pattern of medium density housing within this precinct of St Marys with a more contemporary building façade, presenting a modern face to the streetscape while providing amenity and outlook.

The east, north and west elevations have been designed to regulate solar access, ventilation and privacy for the living and sleeping areas. The configuration of the apartments provides all apartments with northern, western or eastern sun, ventilation and privacy. 34% of the apartments are arranged to the north, 33% to the west and 33% to the east, to provide solar environmental benefits to all living areas. All apartments have the benefit of a living area with a northerly, westerly or easterly aspect and all bedrooms with a northerly aspect, and all of apartments with north, west or east facing private open space or balcony off the living room.

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### **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 development consists of four 1 bedroom apartments and eight 2 bedroom apartments. This mix of apartment type is consistent with the demographic of the area which largely consists of single people, couples, students and family living in low to medium density housing with most of the medium density housing concentrated around the St Marys railway line. The proximity to public transport, being located within 1300 metres from St Marys Station and numerous bus stops within 450 metres of the site, supports this demographic make-up. The increase in density is consistent with the commercial and retail uses in the locality.

The proposal has a density appropriate for the site and its context, in terms of floor space yields, number of units and residents. The density is sustainable and consistent with the desired future density, responding to the regional context, availability of infrastructure, public transport, community facilities and environmental quality. The design responds to the regional context, readily available infrastructure, public transport, community facilities and environmental quality.

### **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.*

The design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process, including aspects such as, selection of appropriate and sustainable materials, adaptability of buildings, layouts and built form, passive solar design principles and efficient appliances. Please refer to the BASIX Certificate.

The design of the building incorporates passive design and suncontrol elements. The building design is characterized by natural light, air flow and solar access to achieve personal comfort and low energy consumption. There are no south facing apartments. The use of passive and active sustainability features with ESD principles are implemented to minimise the heating and cooling loads of the building.

Train services are located at St Marys Station approximately 1300 metres from the north western corner of the site. Within easy walking distance there are numerous buses routes and further services.

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The proposed development addresses resource, energy and water efficiency in the following ways:

- The compact and efficient configuration
- All of the apartments achieve 3 hours of solar access at the winter solstice
- 34% of the apartments have a northern orientation
- 33% of the apartments have a western orientation and 33% have an eastern orientation
- 100% of the apartments are naturally cross ventilated
- 100% of kitchens have access to natural ventilation
- All bedrooms are concentrated on the northern side of the building
- All units comply with the requirements of both ABSA and BASIX.

#### 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 integrated with the development resulting in aesthetic quality and amenity for both the occupants and the adjoining public domain. The development includes landscaped garden areas to the street, planters along the southern boundary, landscaped private open spaces with terraces to the ground floor units, and north, west or east facing balconies to each first, second and third floor apartments. The landscape design enhances the development's natural environmental performance by managing solar access, micro-climate and habitat values. The landscape design optimizes sustainability, privacy, equitable access and respect for neighbours' amenity.

Sufficient private open space areas have been provided in the form of terraces to the ground floor units and useable balconies to each of the first, second and third floor apartments.

Furthermore, sufficient open space opportunities are found within close proximity to the subject site, including local parks within the locality such as Victoria Park, Cook Park and Southern Creek Park.

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### 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 design provides amenity through the physical, spatial and environmental quality of the development. Appropriate room dimensions and shapes, access to sunlight, natural ventilation and visual and acoustic privacy have been provided in each dwelling. The provision of storage, indoor and outdoor space, efficient layouts and service areas contribute to the design. Outlook and ease of access for all age groups and degrees of mobility has been considered.

Internal room sizes and layout provide resident amenity and balconies are directly accessible from the internal living and bedrooms enabling a direct link between internal and external recreational areas.

Boundary setbacks enable the rooms to be well ventilated and access to sunlight is available through proportioned window openings placed according to the use of each room.

The proposed development provides amenity in the following ways:

- Physical and spatial environment – bedrooms and living rooms are appropriately sized and proportioned to accommodate furniture. Bathrooms and laundries are also appropriately sized.
- 100% of apartments receive northern, western or eastern sunlight in winter.
- 100% of living areas and balconies have a north, west or east aspect.
- 67% of apartments have dual aspects to assist with cross ventilation.
- Articulation of the facades has been adopted to prevent overlooking.
- Vertically stacked apartments provide acoustic separation.
- All apartments have direct access to the either private open space or balconies, garbage area (located on the ground floor) and storage facilities (located in the car park area), parking, and St Marys Station.

### 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.*

The design of the building optimises safety and security, both internally in the development and to the public domain. The proposal achieves safety and security for the residents of the building by utilising secure lobbies to the residential units, and allowing for passive surveillance of the communal space within the development.



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### 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 is designed to meet the continuing and growing need for residential development in the St Marys area. The proposal responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. The proposal provides housing to suit the social mix and needs in the neighbourhood.

The proposed development provides a compact residential flat building that will make available the most required housing type and contribute towards increasing the housing stock of St Marys, and is consistent with the evolving high density character of the subject area. The proposal provides quality housing and facilities whilst maintaining affordability by providing a medium density development of one and two bedroom apartments.

The site is well located and is located within proximity essential services, the local shopping precinct, public transportation and recreation opportunities. St Marys train station is located 1300 metres from the site and numerous bus route within 450 metres of the site, providing an affordable alternative to car transport.

The proposed residential flat buildings contain the following apartment types which offers affordable accommodation:

- 4 x 1 bed apartments (33%)\*
- 8 x 2 bed apartments (67%)\*
- \*including an adaptable apartment

The provision of the proposed housing allows for affordable accommodation and provides a positive contribution to the diverse economic and social needs of the community.

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### 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 building has a modern aesthetic that expresses the environmental responsiveness of the development. The appearance of the building is designed primarily to respond to the environment and the surroundings.

The composition of the building elements, textures, material and colours reflect the use, internal design and structure of the development, creating an appropriate quality aesthetic. The proposal provides for smooth line design without adding inappropriate features, projections or artificial elements. The street aesthetics respond to the environment, context and existing streetscape, contributing to the desired future character of the area.

The north, east and west elevations have been designed to regulate solar access, ventilation and privacy for the living and sleeping areas beyond. The buildings will be of masonry construction beneath a Colorbond metal roof with aluminium windows and doors featuring articulated walls on the external balconies. These screened thresholds are shaded by sun shading elements, pergolas and balconies.



Ben Vitale  
Vitale Design

**Nominated Architect**  
**Ben Vitale Reg No. 8977**