

# marchesepartners

31<sup>st</sup> October 2014

## SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany a Section 75W Application submitted to the Department of Planning & Environment

### PROPOSED RESIDENTIAL FLAT DEVELOPMENT

#### 5 WHITESIDE STREET, NORTH RYDE

This SEPP 65 Design Verification statement has been prepared on behalf of Skylake Group in support of a Section 75W application to the Department of Planning & Environment.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

We confirm that Steve Zappia of Marchese Partners Architects directed the design of the enclosed development application and that the enclosed documentation achieves the principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Developments and has been design with regard to the publication Residential Flat Building Code.

Mr Steve Zappia is registered as an architect in NSW (reg. No. 6535) in accordance with the Architects Act 1921.

### DESIGN QUALITY PRINCIPALS

#### PRINCIPLE 1 – CONTEXT

The site is at Whiteside Street, North Ryde and sits within the City of Ryde council area. The site has an area of 13955m<sup>2</sup>.

To the north of the site is Epping Road and the 'Macquarie Park Corridor' – a nationally significant research and business centre. Immediately surrounding the site is low density housing. The proposed development incorporates an internal two-way roadway that links Whiteside Street and David Avenue.

The site is currently used as low density residential housing.

The proposed development consists of 4 buildings; one 5 story building, one 3 storey building and two 2 storey buildings. In total there are 4 townhouses, 160 apartments and 154 car spaces.

Contextually, the proposed development is appropriate for its location and will contribute positively to the desired future character of the area.

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## **PRINCIPLE 2 – SCALE**

The bulk, height and the scale of the development has been carefully considered to improve on the previously approved (January 2014) development. The site sits adjacent to a major road within the North Ryde/Macquarie Park area with mixed uses including, large scale retail, large scale commercial and industrial premises, university areas, hospital areas and low density residential developments in close proximity.

The subject site has a fall from the David Avenue entrance (East) to Whiteside Street (West) of approximately 8m.

The building height controls stipulate a 9.5m height limit. The proposed development is consistent with the number of storeys of the previously approved scheme, but has a reduced overall building height. The built mass across the site gradually scales down from tall buildings opposite Epping Road to the immediately surrounding low density residential development.

The proposal incorporates a 5 storey apartment building to the north of the site where it is adjacent to Epping Road. Alongside the south-west boundary a 3 storey apartment building is proposed. To the east of the site two 2 storey townhouse buildings are proposed to sit on David Avenue in line with neighbouring low density housing.

Building A generally follows the footprint of the approved development, Building B has a reduced depth providing approximately an additional 6m setback from the south boundary, Building C is unchanged from the approved scheme and Building D has slightly shifted closer to David Avenue.

To further reduce the volumetric appearance of the development, the structures' façade lengths have been visually divided into smaller components. The articulation of the facades has been composed to reduce the perceived mass of the building, with the upper levels having a more 'lightweight' aesthetic through variations in material and colour.

The development will sit comfortably in its context and will form an appropriate scale to suit the future character of the precinct.

## **PRINCIPLE 3 – BUILT FORM**

The built form of the proposal was dictated by the previously approved scheme. The proposed scheme works within the existing envelope to best take advantage of solar access, cross ventilation, other contextual opportunities and to increase amenity.

Building A is the largest building within the development and forms an 'L' shape around the main communal landscaped area to the north. Building B is 3 storeys and runs parallel to the south boundary. Buildings C and D relate to the character and scale of the existing dwellings on David Avenue.

All buildings within the development have building separations that are consistent with RFDC requirements. Additionally, visual privacy is maintained between all buildings with the use of tall vegetation.

## **PRINCIPLE 4 – DENSITY**

The proposed development site is located within a low density zone, however it borders the Macquarie Park Corridor which consists of large scale commercial development. The massing of the site mediates the different building scales between the two zones by gradually stepping down across the site.

The design has been configured to ensure that the proposed dwellings have adequate natural light, ventilation, privacy and amenity. It can be said then, that the proposal is appropriate in terms of density.

## **PRINCIPLE 5 – RESOURCE ENERGY AND WATER EFFICIENCY**

In addition to this, we note the following inclusions as part of the proposal will also contribute to minimising the resources and energy;

- Solar access and cross ventilation has been achieved, meaning that the internal spaces will not be reliant on air conditioning to maintain thermal comfort.
- More than 3 hours of solar access in the middle of winter has been provided to 70% of the residential units (required 70%).
- Natural cross ventilation has been provided to 60% of the units (required 60%). The rest of the units receive passive natural ventilation.
- The apartments have been largely orientated north-south; with the majority of the apartments having a northern aspect which is favourable for solar access and thermal comfort.
- Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into to all north facing apartments.

## **PRINCIPLE 6 – LANDSCAPE**

The site is currently has low density single dwelling houses.

New vegetation will be introduced throughout the site. The main communal landscaped area is located at the north of the site. It will be available for use by all the residents of the development for passive recreation, observation and active recreation activities. All apartments and townhouses at Ground level have their own private landscaped courtyard. Other landscaped elements include, trees lining the internal access road as well as screen planting along the site boundaries to the existing dwellings.

A landscape concept is also proposed for the RMS land to the north of the site that separates the development from Epping Road.

## **PRINCIPLE 7 – AMENITY**

The proposed residential apartments will all have excellent amenity. The number of units which will achieve cross flow ventilation and solar access requirements is compliant with the RFDC requirements.

The majority of the apartments will have a northern aspect which is favourable for solar access and thermal comfort.

Large areas of glass are provided to living spaces providing generous natural light and views. All of the apartments have balconies or ground level courtyards as their private open space. The depth and width of balconies allows for various sitting arrangements. The apartments open directly onto these large balconies providing natural ventilation and outdoor living opportunities.

The building separation between the buildings is consistent with the RFDC requirements.

Lift access is provided to all basement and apartment levels of Buildings A and B, linking every floor with the street level and basement. The lobby entrances at street level present a clearly articulated entry to the building, whilst creating a secure environment for residents and their guests.

Overall it can be said that the development will provide excellent level of amenity for its residents.

## **PRINCIPLE 8 – SAFETY AND SECURITY**

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The residential buildings will be a secure environment. Access will be by electronic security devices at the vehicle and pedestrian entry points.
- Basement car parks will be accessed via electronic security devices and intercom for visitors. Car parks will be well lit and lifts will have security control and close circuit television cameras.
- The common areas will be well lit, with clearly defined paths. There is a clear definition between public and private spaces.
- Windows and balconies will provide good natural surveillance to the surrounding common areas and public domain.

## **PRINCIPLE 9 – SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY**

The site is located close to all necessary facilities such as public transport, working and business areas, childcare facilities, schools and universities, health care, supermarkets, educational and leisure facilities.

A variety of apartment sizes and types are proposed which will create opportunities for a diverse residential community. The variety of apartment styles proposed will meet differing budget requirements, addressing housing affordability as the majority of the apartments offered are of a small to medium size. These residential units will be within the immediate proximity of employment opportunities and communal amenities which will be well sought after in this area.

## **PRINCIPLE 10 – AESTHETICS**

The proposed development has been carefully considered with respect to the surrounding built environment. The building has been designed in a modern aesthetic of a high standard with good quality articulation and form.

The design incorporates a number of design characteristics which contribute to the overall aesthetics of the building. These include:

- Strong horizontal and vertical segments on all elevations in the building breaking down its perceived mass whilst maintaining detailing which emphasises vertical form and symmetry.
- The ground and lower floors appear heavier through the use of darker colours, giving the building a solid aesthetic foundation and making the upper floors appear less substantial in contrast.
- The design of the façade gets aesthetically 'lighter' through the use of materials at the top of the buildings to reduce perceived mass.
- The scale and aesthetic treatment of the townhouse relate to the existing dwellings on David Avenue while improving the visual character of the area.
- A careful composition of building elements, textures and materials will contribute to the desired character of the precinct.

The use of a small pallet of materials and textures will provide a simple and timeless character to the building. The overall design is contemporary in nature but will fit well within its surroundings and help enhance the streetscape. The materials and colours will be sympathetic with the existing urban character of North Ryde.

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