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Updated Design Verification Statement
Mixed Use Residential Development, 134 Pitt Street, Redfern

Introduction

This statement is provided pursuant to the requirements of Clause 50 of the Environmental Planning and Assessment Regulation 2000. It verifies that I, Tony Owen an architect registered under the Architects Act 1921, designed the building subject to this statement (referred to as 134 Pitt Street, Redfern) and that I am of the opinion the building satisfies the design quality principles of Schedule 1 of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65), and is consistent with the objectives in Parts 3 and 4 of the Apartment Design Guide as discussed below.

The 9 Design Quality Principles of Schedule 1 SEPP 65

Principle 1: Context and Neighbourhood Character

The site, located at 134 Pitt Street is known as the former site of the Rachel Foster Hospital. The site was approved as a residential development in 2013. The site has an area of 6923m2. It has a frontage to Pitt Street to the east and Albert Street to the north. A new 4 storey residential development is located to the west. This has a blank wall facing the site. This development was not present when the previous DA was approved. The site is bounded on the south and south west by multi-unit residential flat buildings from 2 – 6 storeys. Albert Street is characterised by 2 storey terrace house style residences as is the western side of Pitt Street.

Existing Buildings
The development incorporates the site of the former Rachel Foster Hospital. This consisted of a series of buildings and outdoor spaces in roughly the same configuration as the proposed scheme. The main 6 storey building is located in the southern portion of the site. This building was retained in the approved DA and the structure converted into a 7 storey apartment building. The Hospital contained a landscaped area and porte-cochere on the eastern perimeter as well as a colonnade on the eastern building. These are both heritage items and were retained in previous approved DA's as well as the current proposal – see heritage impact statement.

Approved DA
The site was approved as a mixed use residential development in 2013. This approval included 158 units, basement parking and community interpretation room. The consent authority for the site is the Department of Planning and the controls for the site are governed by the 2005 Major Projects Sepp. The sepp allows for an FSR of 2:1 across the site. The site is covered by 2 separate height controls; the southern portion of the site has a 6 storey height control and the northern portion of the site has a 3 storey height control. The topography has influenced the existing buildings and the subsequent residential approval. As such the central portion of the site is 1 level below the main street frontages on Pitt Street and Albert Street.
The approved DA consists of 4 buildings; a 7 storey building on the southern perimeter, a long 4 storey building on the northern perimeter and 2 x 4 storey building in the central portion of the site. Due to the topography above, the 4 storey buildings present as 3 storey buildings to the street. It is noted that the approved DA was approved under the previous sepp 65

Residential Flat Design Code (RFDC) and not the current Apartment Design Guide (ADG). Notwithstanding, the approval fails to meet a number of the standards from the old RFDC and the current ADG. The proposed DA attempts to largely remedy these non-compliances. In addition, the current approval's façade treatment does little to integrate into the existing built fabric. We have developed a new façade treatment which endevours to better fit into the streetscape and one which is a high quality contemporary design.

Principle 2: Built Form and Scale

The proposed DA maintains almost the identical building footprints as the approved DA. This was to achieve certain outcomes as follows:

- The alignments generally match the approved DA with some give and take.
- No building separation is reduced.
- Where possible privacy to adjoining buildings within the project as well as neighbours. is increased to adjoining buildings by reorienting rooms or façade screening.

Building Height

- The proposed DA retains the same approved height for building A; the retained hospital building. This is a 7 storey building.
- The proposed DA increase the central buildings B and C from 4 floors to 6 floors. These buildings are located within the zone which has a 6 storey height control.We note that as the ground level is 1 floor below street level, they presents as 5 storey buildings to the street. Further the buildings step back at the southern end. This has been sculpted to ensure solar compliance to building A to the south.
- The proposed DA retains the same approved height for building D located on Albert Street. This is a 4 storey building. We note that it is within a 3 storey zone, however, as the ground level is 1 floor below street level, it presents as a 3 storey building to the street.
- Note: Following submissions from council and Department of Planning, we have raised the floor heights of new buildings from 3m to 3.1m. This is at their specific request to improve amenity and maximise ceiling heights.

It is noted that the massing of the buildings which interface with the surroundings remain unchanged from the approval, as buildings A and D are unchanged. Whilst buildings C and D have additional bulk, these are located in the centre of the site and do not impact the surroundings. Shadow diagrams show no additional impact to neighbours.

Built Form

Basement
The building sits above a 2 level basement car park to achieve parking requirements. The general car parking arrangement is consistent with the approved application and the numbers of spaces are determined according to the code requirements. The basement is accessed from the same ramp location as the approved design. Garbage collection will be from the street at the southern end of Pott Street. This solution has been determined through negotiations with council's waste management team, who have signed off on it in principle. It should be noted that the previous approval did not have a waste management plan or any perceivable waste collection solution.

Lower Ground
The proposal is the same as the approved scheme which has a lower ground floor level containing communal landscaped areas, residential units and entry lobbies. It also contains a substation, plant and lower level retail. The 136m community/interpretation room, which was a requirement of the previous approval, is provided on this level.

Ground Floor
The proposal maintains the heritage front garden area as in the previous approval. In the previous application, this was a passive space. Following discussions with council this area remains a private communal open space for the benefit of the residents. The landscape design respects the character and geometry of the previous hospital port coucher space.

Portions of the ground floor frontage to Building A and D are proposed as convenience retail. Tough somewhat reduced from the previous proposal, this will create a vibrant community amenity to activate the streetscape and enliven the precinct.

Typical Levels

The residential envelopes are consistent with the approved design. The units have been redesigned. This has achieved a greater efficiency resulting in some additional units. At the same time the design has been changed to provide greater compliance with ADG standards. In particular, the previous scheme did not meet standards for solar amenity to units, natural ventilation to units, south facing units, minimum balconies, natural ventilation to corridors etc.(see attached studies). The proposed scheme has been revised to achieve compliance with these controls and improve performance in other areas including privacy, private open space, communal open space etc. As such the proposal provides better amenity to residents. A new roof terrace has been provided on building D to provide additional communal open space. This space has additional planting to minimise overlooking.

Following discussions with Council and Department of Planning, it was agreed that whilst a roof terrace is a positive amenity, the current full floor design is too large as it creates potential privacy issues. Accordingly, this roof terrace was reduce to a smaller area located at the north east end.

Additional Levels

2 additional levels have been introduced on buildings B and C. These levels are within the height control for the site. Further these levels step back at the southern end. This has been sculpted to ensure solar compliance to building A to the south.

Following discussion with Council and Department of Planning, additional study has been done on this area. We have reviewed overshadowing and privacy issues relating to buildigs to the west and reviewed building separation requirements between the buildings on site. As a result, the portions of the building which are additional to the approved DA (level 4 and 5) of the current proposal complies with current controls. These areas comply with ADG building separation controls and have no impact on adjoining properties.

The basement is accessed from an entry ramp from the rear laneway.

Principle 3: Density
The Sepp allows for an FSR of 2:1. The previous approval achieved an FSR of approximately 1.95:1. The proposal achieves an FSR of approximately 2.3:1. It is noted that there is a bonus available for affordable housing in the amount of 0.5:1. The additional floor space has been added in the context of providing affordable housing on the site in accordance with the required proportions. As such, the additional yield is within the allowable 2.5:1. This is an area well served by existing infrastructure, amenities and schools, it is near Redfern Station and well served by public transport. The additional yield will provide affordable housing which is much needed in the city fringe.

Principle 4: Sustainability
The design of the apartments has been influenced by the principles of passive solar design to maximise natural ventilation. The core design ensures a high proportion of corner units and through units resulting in a high proportion of north facing units and natural ventilation to minimise energy use. The design incorporates deep balcony overhangs and vertical timber

louvres to maximise solar protection and minimise energy use. The common lobbies are all naturally ventilated.

The proposal contains water collection and recycling initiatives for the garden areas.

Principle 5: Landscape

The landscape solution is largely consistent with the approved application and the amounts and location of landscaping is generally consistent. We believe the plantings and design approach has been improved. There is also provision for an additional roof terrace on building D. Additional hard stand areas have been provided within the front port coucher garden. The proposal significantly enhances the landscape quality and extent. The provision of an active streetscape will significantly increase social interaction and provide amenity for the precinct.

In addition the design of the communal open spaces on ground particularly at lower ground has been revised to maximise larger areas of concentrated and useable open space in the form of lawn areas.

Way finding and orientation.
The current proposal has been significantly revised to provide a clear and simple way-finding strategy. Additional wayfinding diagrams have been prepared outlining a simple and clear circulation structure on Lower ground level. This includes location of piazzas at all lobby entries with signage locations. The entries, stairs and lifts at ground level, particularly from the plaza, have been rationalised and improved.

Principle 6: Amenity
The proposal will result in high standards of amenity for the future occupants of the building. All apartments have lift access from the basement parking areas and lobbies ensuring all units are fully accessible. It is noted that the previous scheme did not meet standards for solar amenity to units, natural ventilation to units, south facing units, minimum balconies, natural ventilation to corridors etc.(see attached studies). The proposed scheme has been revised to achieve compliance with these controls and improve performance in other areas including privacy, private open space, communal open space etc. As such the proposal provides better amenity to residents. The apartments have been designed according to SEPP 65 design guidelines as follows:

1) Solar and Daylight Access

   Performance Criteria: 70% of apartments in a building to receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter.

   Approved Design: The building was non-compliant as 61% (97 of 158 units) of apartment living rooms would receive direct sun penetration for a minimum 2 hours per day between 9 am and 3pm

   Proposed Design Performance: The building is compliant as 73% of apartment living rooms or (156 of 213 units) would receive direct sun penetration for a minimum 2 hours per day between 9 am and 3pm. See solar diagrams.

   Performance Criteria: A maximum of 15% of apartments in a building receive no sunlight between 9am and 3pm at mid-winter.

   Performance: The building is almost compliant as 15% of the units will not receive direct sunlight in winter.

   Performance Criteria: A window should be visible from all habitable rooms.

   Performance: The building is compliant as a window is visible from all habitable rooms.

2) Natural Ventilation

Performance Criteria: 60% of units should be naturally cross ventilated. The rear of single aspect unit kitchens/open plan layouts to be maximum of 8m from glazing.

Approved Design: The building is non-compliant as 55% or (88 of 158) units are naturally cross ventilated

Proposed Design Performance: The building is compliant as 63.8% or (136 of 213 units) are naturally cross ventilated.

Performance Criteria: The area of window openings should be at least 5% of floor area served.

Performance: The building is compliant as area of window openings is greater than 5% of floor area served.

Performance Criteria: The maximum depth of through units should be 18m.

Performance: The building is compliant as the maximum depth of through units is 17m.

3) Ceiling heights

Performance Criteria: The minimum ceiling height for habitable areas is 2700mm.

Performance: The building is compliant as all units have 2700mm ceilings in habitable areas.

Performance Criteria: The minimum ceiling height for ground floor retail areas is areas is 3300mm.

Performance: The building is compliant as the minimum ceiling height for ground floor retail areas is areas is 3300mm.

4) Apartment Size and Layout

Performance Criteria: Apartments are required to have the following minimum internal areas: Studio 35sqm/1 Bedroom 50sqm/ 2 Bedroom 70sqm / 3 Bedrooms 90sqm.

Performance: The building is compliant as all units have the minimum required internal areas according to SEPP 65.

5) Apartment Depth

Performance Criteria: Preferred maximum internal building depth should be 18m. Habitable room depths are limited to a maximum of 2.5 X the ceiling height. In open plan layout (where the living, dinning and kitchen are combined) the maximum habitable room depth is 8m from a window.

Performance: The building is compliant as the buildings are less than 18m. Further, the building achieves the objectives of the standard, as all of the units achieve the requirements of sepp 65 in terms of ventilation and solar, and there is a low proportion of single aspect units.

The building is generally compliant as the maximum unit depth is approx. 8m.

6) Private Open Space and Balconies

Performance Criteria: All apartments are required to have primary balconies as follows: Studios 4sqm; 1 Bedroom 8sqm; 2Bedroom 10sqm; 3 Bedroom 12sqm.

Performance: The building is compliant as all apartment balconies have the minimum required size.

Performance Criteria: The minimum depth of balconies is 2m for studios,1 bed, 2 bed and 2.4m for 3 bed.

Performance: The building is compliant as all apartment balconies have the minimum required depth.

8) Common Circulation and Spaces

Performance Criteria: The maximum number of apartments off a circulation core on a single level is eight.

Proposed Design Performance: The building is compliant as the maximum number of apartments off a circulation core on a single level is seven.

9) Storage

Performance Criteria: The minimum requirements for storage are as following: Studio 4sqm/ 1 Bedroom 6sqm/ 2 Bedroom 8sqm/ 3 Bedroom 10sqm. And at least 50% of the required storage is to be located within the apartment.

Performance: All units have a minimum storage size and are compliant as they have the capability of providing the storage requirement with at least 50% of storage within the unit and 50% within the basement.

10) Ground Floor and Lobbies

Performance Criteria: Direct Access should be provided for ground floor apartments.

Performance: The building is compliant as direct Access is provided for ground floor apartments.

Performance Criteria: Retail or home office should be located along ground floor frontages.

Performance: The building is compliant as retail is located along ground floor frontages.

Principle 7: Safety

A variety of security measures have been incorporated into the design of the apartment building. The main entry space is overlooked by the units above. The basement carpark is secure providing security for residents and visitors arriving by car. There is also good passive surveillance provided by the street front units and for the approach to main apartment entry lobby areas.

Way finding and orientation.

The current proposal has been significantly revised to provide a clear and simple way-finding strategy. Additional wayfinding diagrams have been prepared outlining a simple and clear circulation structure on Lower ground level. This includes location of piazzas at all lobby entries with signage locations. The entries, stairs and lifts at ground level, particularly from the plaza, have been rationalised and improved.

Principle 8: Social Dimensions

The proposal will provide an increase in the residential housing available in Redfern, consistent with the redevelopment of the area during its transition from low rise housing uses to a high quality medium density residential area. The building will contain 218 high quality apartments that are generous in size with generous open private and public spaces that will enrich the quality of the dwelling product currently available in the area. The proposal includes a suitable and diverse mix of unit types. In addition a proportion of the units are provided as

affordable housing to contribute to the provision of affordable housing in the inner city area (see SEE for details).

All apartments are generous in size and include 1, 2 & 3 bedroom apartments. These will serve to provide accommodation for a wide mix of occupants including large families and retirees.
All units have generous storage provisions both inside and outside of the apartment with a dedicated storage space located at basement level.
The site is located close to public transport near the CBD and Redfern Station and a range of community facilities and services.

Principle 9: Aesthetics

The overall massing of the buildings is generally the same as the approved design.
The character of the approved scheme could be characterised as typical of Sydney generic apartment designs of the early 2000's. There is no attempt to fit with the context of the Hospital or surroundings neighbourhood.

Following discussion with Council and the Department of Planning some amendments have been made to improve the external appearance and to provide a contextual relationship to the heritage elements and surrounding streetscape.

The character of facades is influenced by the interwar functionalist character of the former hospital buildings. At the same time, we have emphasised the horizontal lines in order to minimise the apparent bulk and height of the scheme. And finally we sought a design which is progressive and contemporary with a mixture of warm and earthy materials.

The facades consist of horizontal white bands of painted masonry to reflect the interwar functionalist heritage. These bands are often curved in plan to reinforce this character. These bands are interspersed with areas of timber grain metal panel. This creates a patterning which introduces a diagonal movement which adds interest and articulation. Areas of horizontal timber louvres are also introduced. These areas provide privacy particularly between buildings and on the ends of buildings and balconies. The timber further softens the facades and adds earthiness.

Each building has a different composition of these elements. Building A is more restrained and upright. The northern façade has a high proportion of open balconies to maximise solar access.

The design of the north façade of building A has been revised so that it reflects many of the characteristics of the previous façade of this building. This building was characterised by strong thin horizontal lines of the balconies. This has been repeated in the adaptive reuse of this building. The south façade is more solid and calm it reflects the change of use and requirement of additional glazing.

Building B and C face inwards into the site and they are the least restraint. The diagonal geometry adds interest and character to the built form creating a unique and uplifting environment.

As with the approved design, the lower 2 floors of building C incorporate the existing collonade. Accordingly, the east façade of building C is more restrained than other facades of building B and C.
The façade of the lower 2 levels reflect the masonry feel of the previous building and reinforce its relationship to the colonnade.

Building D has a northern frontage to Albert Street.

The current proposal has amended this façade form the previous submission. The previous façade had a horizontal feel consistent with the rest of the buildings in the scheme.
However, Albert Street is characterised by a series of horizontally proportioned terrace houses.
The façade of building D has been revised. The façade reflects the terrace house vertical expression of the buildings in the street. The façade expresses a series of separate vertically proportioned entities, yet in a contemporary expression that is consistent with the rest of the development.

The overall effect is a sculptural composition which will create a unique contemporary inner city precinct with its own distinct identity. The result is a progressive design of a high quality which will enrich the area and provide a bench mark for the community.

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