

15th December 2017

To whom it may concern.

The Canopy | ADG Statement

We confirm that GroupGSA Director Lisa-Maree Carrigan is registered as an Architect (reg. no. 7568) in accordance with the Architects Act 1921.

We confirm that in our professional opinion the proposed design achieves the intent of the design principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development and has been design with regards to the Apartment Design Guide (SEPP 65 Amendment No3).

Kind regards,



Lisa-Maree Carrigan
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VS GROUP

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.

Can comply

The proposed masterplan has been developed in response to both the existing & proposed context of the site. Specifically, the modifications to the masterplan are result of detailed design that considers all opportunities & constraints, which will lead to a better design and enhance the experience of the existing & future residents of the development and surrounding area.

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.

Can comply

The proposed buildings have an appropriate response to the context. Lower scale buildings front onto Fox Valley Road and then step up on height towards the back of the site. Sculpted forms and broken forms allow opportunity for articulation and individual character, over long facades or monolithic forms. A well-defined, formal tree-lined street is proposed as the entry to the site, stitching the development back to the Wahroonga street network and provides vista back through to the Coups Creek bushland beyond.

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.

Can comply

The proposed development will provide a high level of amenity to all future & existing residents with the upgraded and new access to Coups Creek. Appropriate orientation of buildings will maximise the bushland frontage and allow for a great outlook to the North. New communal gardens will provide a green outlook for the few south-facing apartments, and provide a gather space for the future community. Whilst only 4 & 6 storey's in height, the buildings are to provide larger than ADG minimum sized apartments which will respond to the expectations of the local market and provide increased amenity of those living within.

Principle 4: Sustainability
<i>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.</i>
Can comply
<p>One of the underlying principles of the masterplan is to develop a sense of community. Residential amenity and communal spaces are proposed as spaces for people &/or groups to relax, gather and connect.</p> <p>ADG best practice for passive solar & cooling design is to be implemented, ensuring solar orientation and natural cross ventilation informs the apartment layouts.</p> <p>With desire to stitch into the character of Wahroonga, it is expected that local materials will be selected for the built form and a selection of native tree species will form the basis of the landscaping strategy. Rainwater collection & storage will be part of a strategy to ensure an environmentally sensitive approach landscaping maintenance.</p>
Principle 5: Landscape
<i>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.</i>
Can comply
<p>Being located on the edge of the Coups Creek bushland, cohesion between architecture & landscape design is an important part of this development. The proposed masterplan works a blend between the existing established green streets of Wahroonga and the adjacent natural reserve. Whilst being mindful of the bushfire regulations, the formal tree lined streets feather out to a more informal landscape and trees canopy. Appropriate tree species selection is a further layering to the design.</p>
Principle 6: Amenity
<i>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.</i>
Can comply
<p>This development is potential to be an exemplar model of high amenity living. Larger than ADG minimum sizes of internal rooms, apartments and also balconies, will be the key design being offered on this site. Acknowledging the prime bushland views to the north, most apartments will be orientate towards this outlook. Additional communal spaces, such as a communal cellar & kitchen and a series of outdoor gather spaces will be managed by the community.</p>

Principle 7: Safety
<i>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.</i>
Can comply
The proposed masterplan naturally provides passive surveillance and a safe environment for residents & visitors of the development. Clear definition of public & private spaces are the outcome of careful design and well managed access points of gardens & buildings.
Principle 8: Housing Diversity and Social Interaction
<i>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.</i>
Can comply
The development provides a suitable mix of 1, 2 and 3-bedroom apartments to cater for different demographics. Larger apartments and apartments designed for adaption &/or to livable housing design principles provide greater flexibility to various living needs.
Principle 9: Aesthetics
<i>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</i>
Can comply
The masterplan envelopes promote different qualities in the built form through their diverse floorplates and response to site conditions. Breaks to the built form allow for well proportions buildings and avoid a repetitive or monolithic outcome. Further to this natural diversity, It is proposed for suitable variation within the masterplan to provide identity to each building.

The Canopy, Wahroonga

Apartment & Parking. Mix & Yield

6th December 2017

Unit Breakdown

UNIT TYPE	Unit Area	TOTAL
1 Bed	54-62	21
2 Bed	74-90	109
3 Bed	110-130	70
TOTAL		200

Building Breakdown

LEVEL	Building A	Building B	Building C	Building D	Building E	TOTAL		
1 BED	6	5	6	4	0	21	10.5%	1 Bed
2 BED	18	18	31	19	23	109	54.5%	2 Bed
3 BED	18	12	23	13	4	70	35.0%	3 Bed
	42	35	60	36	27	200		

Parking

UNIT TYPE	DCP Rate	DCP Required	Provided	Client Brief	Client Rate	
1 Bed	1	21	21	21	1	
2 Bed	1	119	168	163.5	1.5	flexible depending on efficiency
3 Bed	1.5	89	140	140	2	
Visitor Parking	1 per 4 units	50	34	34	1 per 6 units	
TOTAL		279	363	358.5		
Includes 20 Disabled Spaces (10%)						
B1 SPACES	159					
B2 SPACES	138					
BUILDING E CARPARK	32					
VISITOR STREET PARKING	34					
TOTAL	363					