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ARCHITECTURAL DESIGN STATMENT

This Design Verification Statement has been prepared on behalf of Australand Property Group for "The Mews" Clemton Park Village Proposed Lot 21, 60 Charlotte St Campsie NSW.

We confirm that Ted Quinton (registered architect NSW Board of Architects, Registration Number 6880) of MaSQ architecture Pty Ltd, designed and directed the design of the proposed Residential Development comprising of 78 units in total consisting of one, two and three bedroom apartments over 3 storeys, with basement car parking.

We also confirm that the design quality principles set out in Part 2 of *State Environmental Planning Policy No 65—Design Quality of Residential Flat Development* including the 'rules of thumb' contained in the Residential Flat Design Code have been incorporated and are achieved for this residential development.

This purpose of this report is to review the proposed development against the ten design principles laid out in State Environmental Planning Policy No.65 – Design Quality of Residential Flat Building (SEPP 65).

Yours Sincerely

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SEPP 65_10 DESIGN QUALITY PRINCIPLES

PRINCIPLE NO.1: CONTEXT

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

The subject site (proposed Lot 21) forms part of a master plan approved development on the former Sunbeam Factory Site in Sydney's south west suburb, Campsie.
Its location on the fringe of the city with proximity to the airport, M5 freeway and cultural centres such as Newtown makes the site's location critical in relation to the strategic growth of this part of the Sydney.
The surrounding built form is predominantly private residential, comprising of single and double storey face brick, rendered and weatherboard residences, with some commercial and industrial situated one block away to the west and south.
The proposal is for 3 building forms or blocks on the site containing a mix of one, two and three bedroom units. The proposal aims to respond in a sensitive way to the immediate context, with a predominant use of face brick, which will not only be contextual but visually enhance and contribute positively to the quality and amenity of the area.

PRINCIPLE NO.2: SCALE

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

The bulk and scale of the development is not excessive, is responsive to adjoining properties and will not adversely impact on their amenity. The proposed development on lot 21 follows the contours of the existing site, it steps in 4 different locations, articulating and reducing its apparent height. The proposal has a height of 3 storeys excluding basement. Additionally, given site conditions, approximately half of the building will be considerably lower than the adjoining rear properties. The façade to New Wade Street has been carefully designed and articulated to address that length, with consideration given to planting, walls and the diminishment of scale as the building meets the street threshold.

PRINCIPLE NO.3: BUILT FORM

Good design 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 of the building has been considered in relation to the street context and future character of the site and area. The building is conceptually the backdrop to the whole development site and as such creates a definable and distinct urban edge to the future precinct. The building form has thereby been broken into three blocks with a highly articulated façade facing New Wade Street. This building form is more in keeping with the character of the future precinct and other buildings proposed.

Building proportions are predominantly horizontal to accentuate the low rise quality of the building as well as complimenting the long character of the site. The notion of an "active" façade is conceived as a series of interlocking elements that in concert give the buildings a distinctive dynamic quality. This approach creates a variegated and fluid façade which belies the regularity of the plan types behind. Additionally primary balcony spaces are located at the front many off living rooms thereby animating the façade not only through built elements but through the activities of the occupants themselves.
Articulation at street level is created by entries to each pair of units which are open and inviting, with landscaping designed to enhance the amenity and experience of the building and the user. Low walls and planting further enhance this experience.

Protruding balconies are used to articulate the façade and create depth and variety. Windows are of generous proportions and the composition uses a mixture of face brick, bagged and paint feature panelling to modulate and add texture to the façade.

PRINCIPLE NO.4: DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

The proposal is to increase the density of the area, which again has been stipulated by the Concept Design Approval. This has been given due consideration in terms of desired future uses and the proposal does not exceed the Gross Floor Area designated under the Concept Plan Approval

PRINCIPLE NO.5: RESOURCE, ENERGY AND WATER EFFICIENCY

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

The proposed development has met the targets set out in the Building & Sustainability Index (BASIX). Further, the proposal embodies passive systems of sustainable design such as:

- The proposed apartments will all achieve good natural cross ventilation and good solar access
- Concrete is used in the floors to maximise thermal mass within the building.
- Generous ceiling heights and glass areas allow for optimum solar access into the apartments.
- Balconies and outdoor spaces are designed to maximise outdoor solar access.
- Collection and reuse of rainwater on site

PRINCIPLE NO. 6: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.

Landscaping has been an integral part of the design in particular the threshold to the street, where consideration has been given to the entry of the units. Decorative trees are used as signifiers or markers to each entry, creating a welcoming experience. Trees in front and rear courtyards provide visual amenity, shade and privacy. The landscaping to the spaces in between buildings is designed to be inviting and create discrete spaces through soft sloping landforms that address the adjacent footpath, encouraging interaction between people.

PRINCIPLE NO.7: AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development.

The 78 residential units are comprised of 13 one bedroom, 62 two bedroom units and 3 three bedroom units. The proposed development has been designed to provide the maximum amenity to the dwellings, with all units having a having a north east or east aspect. 70.5% of the apartments in the development receive a minimum of three hours of solar access on the midwinter to the living areas and private open spaces which is in accordance with SEPP 65 guidelines of 70% minimum.

The units have been designed with an open plan and a narrow floor plate facilitating good cross ventilation to habitable rooms, with 83.3% of units achieving this requirement. The upper levels in Blocks B and C employ a through plan type which maximises cross ventilation, light and solar gain from both north east and south west orientations. The internal layouts of the units have also been designed to ensure acoustic privacy between each other and the location of staircases also facilitates enhanced privacy and acoustic separation.

Each unit has been provided with a private open space off the main living area either at ground level or by a balcony at the upper levels. Balconies have a minimum depth dimension from 2.0 – 3.05m which exceeds the minimum requirements set out in SEPP65. Considered design of these spaces and of screening elements (adjustable and sliding louvres) provides privacy for residents and adjoining properties to the north east which is in accordance with the Concept Plan Approval Schedule 3 Section 6. Courtyards are very generous and face both the rear and the street, are well landscaped and provide a large amount of amenity to the residents.
These courtyards also enhance the streetscape and provide a visual and aesthetic quality to the building at street level.
In relation to building separation, between Building A and B the distances vary from; 4.7m at the rear across all levels, 6.5m at middle ground floor only and 8.34m at the front, first and second levels. The front dimension is the most important visually and as such has been designed to be greater than the minimum required of 6m. In the non compliant area at the rear, sufficient daylight access for approximately 3 hours on June 21st between 9am -12pm is achieved. Visual and acoustic privacy is achieved since habitable rooms are not orientated towards each other across the space with the exception of some bedrooms, which only contain secondary high level windows on the side elevations for enhanced daylight and cross ventilation. There are no windows at the rear of building A facing the open space and on building B only small windows for bathroom and laundry at first and second level only, to facilitate light and ventilation to these spaces.

For Buildings B and C, although separation is 6m between habitable rooms these spaces principally face the rear and front and not onto each other across the open space. As such acoustic and visual privacy concerns are mitigated.

PRINCIPLE NO.8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

The buildings have been designed with consideration for providing a safe and secure environment and one that promotes interaction between people. The following measures have been incorporated

- Good opportunity for natural passive surveillance is achieved by having balconies facing the street.
- Entries to the units are wide and clear of obstructions, allowing good sightlines in and out of the building.
- Low walls at street level have been designed to enhance visual surveillance.
- Robust materials and irregular wall surfaces have been chosen to minimise and discourage vandalism, damage and graffiti.
- Clearly marked and lighted entries for night time ingress and egress.
- Direct access for residents to and from basement parking within a secure lobby.
- Internal staircases are fully glazed to enhance passive visual surveillance and security.
- Spaces in between the buildings are designed with landscaping form and planting to facilitate recreational use.

PRINCIPLE NO.9: SOCIAL DIMENSIONS

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

The site is part of the larger Clemton Park development and as such has access to public transport, parks, retail and community facilities at its threshold. A mix of unit types has been provided throughout the development that can address and cater for a wide diversity of ages and household types including families. Different plan types are provided that are able to potentially satisfy the needs that people have depending on lifestyle and affordability. The unit plans provide configurations that are suited to various needs and allow for private and public function within, versatility of use and occupation and variety of spaces and orientations within. The design approach has been to provide choice within a single complex

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PRINCIPLE NO.10: AESTHETICS

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

The proposed buildings have been carefully considered in relation to façade and streetscape, with the proportioning of windows and masonry elements paramount in acheiving an elegant and human feel to the development. Face brick in combination with bagged and painted feature panels and highlights of colour are used to animate the façade, all set within a predominantly horizontal building form. These materials are seen to be timeless in their intrinsic qualities and can provide an aesthetic longevity and better contextual fit than their more 'modern' counterparts.
As such the development intends to demonstrate how with a simple and limited palette of materials and finishes, thoughtfully composed, can create a built form that is exemplary for future development in the area.