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SEPP 65 Design Verification Statement

SOLARIS

Proposed Mixed Use Development, Forster Civic Precinct
Cnr Lake, West and Middle Street, Forster

3 April 2017

Contact

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ISSUE 30 March 2017

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for

Proposed Mixed Use Development:

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SEPP Urban Design Principles

Schedule 1 of SEPP No. 65 - Design Quality of Residential Apartment Development includes 9 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under SEPP 65. The SEPP requires that before determining a development application for residential flat development, the consent authority must consider the design quality principles.

The following statement of consistency with the SEPP 65 Design Principles has been prepared and signed by the nominated architect as required under the policy. The DA documents also include a detailed design statement with supporting design and ESD information.

Design Principle	Consistent	Comment
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	Yes	<p>The site is located at the edge of the Forster town centre and is surrounded by various types of development and uses. The town's police station and courthouse is located opposite on Lake street to the west (corner of West St). A mix of commercial uses are located on adjoining properties.</p> <p>The site analysis undertaken has identified the key features of the site in its context.</p>

<p>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.</p>		<p>The building is within walking distance of the main street, Wallis lake boardwalk, main swimming beach and sea baths. A local bus route is located on Lake Street and the regional bus station is located in close proximity.</p> <p>The vehicular entrances are located on Lake, West and Middle Streets. Access within the site is organised to be clearly legible and in line with CPTED principles. Wayfinding is made clear through visual cues, spatial arrangements, finishes/materials and signage.</p> <p>Permeability of the streetscape is achieved with extensive shopfronts along all street frontages.</p> <p>Activation at street level is achieved through active uses such as library, community lounge, residential building entries, restaurants, cafes, retail, childcare, cinemas, nightclub and hotel. A civic plaza space is created and linked with the surrounding neighbourhood by enhanced footpath treatments.</p> <p>Visual connection with surrounding areas is provided through orientation of buildings which respond to the context, angling and orientating to major views.</p> <p>Future adjacent and nearby development is supported through the arrangement of buildings on the site and the scale and mix of uses, acting as a major drawcard for future development.</p>
<p>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.</p>	<p>Yes</p>	<p>The aim of this development is to create a landmark civic precinct. The proposal is appropriate for the site and is commensurate in scale, height and articulation within the broader Forster area and considers the locality’s emerging character.</p> <p>The built form is influenced by the natural environment, taking cues from the materials, patterns, colours and forms of the coastal estuary, lake and headland.</p> <p>Four towers resting on an organically shaped podium are separated and juxtaposed to afford visual permeability and articulation of the overall site. Appropriate modulation and articulation has been applied in the design of the built form to reduce apparent bulk and express the character of the different components making up the development.</p> <p>Careful consideration has been given to provide access to views of surrounding areas from public, commercial and residential spaces.</p>

		<p>Each tower is within the specified height limits as indicated on the drawings.</p> <p>The massing and architectural language of the facades have been carefully developed to achieve an aesthetic outcome and composition fitting within the context of the Forster environment.</p> <p><i>Proposed trees and the retention of existing mature trees within the streetscape & frontages assists in achieving a balance of built form and 'visual softening' while providing amenity. Existing mature trees such as the Araucaria cunninghamii, Araucaria heterophylla & Ficus macrocarpa range in height from 16 to 28m high while proposed tree species such as Lophostemon confertus & Livistona australis are able to reach to reach in the order of 20m in height.</i></p>
<p>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.</p>	<p>Yes</p>	<p>The design responds to the shape of the site and its location within the greater Forster context in order to minimise effect on the surrounding sites and provide the intended focal point as a civic precinct hub.</p> <p>The building scale and built form massing is in line with the Council's vision for the area, responding to the height envelopes set for the site and neighbouring areas. Setbacks and heights are designed to transition the development and provide adequate solar access to adjoining properties.</p>
<p>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</p>	<p>Yes</p>	<p>The building design reflects a considered and efficient use of natural resources through use of materials where possible with low embodied energy, low maintenance high durability characteristics. A very high percentage of units have effective cross-flow ventilation. This is achieved through a tested breezeway entry door and open central stairs/corridors which allow residents the ability to gain natural cross ventilation without loss of visual privacy. Sun studies have informed the positioning of external sunscreens to provide shading to protect glazing from direct sunlight</p> <p>Aspects of sustainability integral to the design:</p> <ul style="list-style-type: none"> • Selection of appropriate high durability materials

<p>materials, and deep soil zones for groundwater recharge and vegetation.</p>		<ul style="list-style-type: none"> • Passive solar design principles via use of screening, consideration of solar aspect • Natural light • Energy efficient appliances • Water efficient fixtures • Rainwater harvesting and reuse • Water sensitive urban design • Collection and separation of recyclable waste • Co-location of community services, supermarket, restaurants etc. in an integrated mixed use development • Bicycle parking and end of trip facility to encourage active travel options <p>A more comprehensive ESD report is included in the Design statement within the DA drawing set. The building will incorporate energy and water efficient devices appropriate to the specification of the building and awareness of needs. Details are provided in the BASIX report.</p> <p><i>The landscape zones include deep soil throughout the perimeter of the site. The zones are used to incorporate amenity vegetation (eg canopy trees and understorey planting) as well WSUD measures.</i></p>
<p>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</p>	<p>Yes</p>	<p>The building and site has been designed to provide effective landscaping at ground floor, podium and upper level common areas for both public and private amenity. Extensive well considered sustainable landscape treatment has been incorporated into the design throughout. Water sensitive urban design has been integrated into the project to deal with stormwater in a way that showcases initiatives used. A generous community plaza has been provided extending from the corner of Lake and West streets along Lake Street to the large civic plaza space at the Library/Community Centre entrance. These plaza areas are mostly hardstand to provide outdoor spaces for activities and outdoor dining. Planting has been provided appropriate to the use.</p> <p>Refer to landscape architect's documentation for further information and details.</p>

<p>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.</p>		<p><i>The functional layout of the landscape design is a response to the internal uses, allowing for break-out and engagement between inside & outside. The landscape design also recognises the site's context of Wallis Lake foreshore & nearby Forster CBD - Lake Street (and the associated civic plaza) is the primary pedestrian spine which provides a physical & visual connection to the Wallis Lake foreshore. Streetscape upgrades along the street frontages enhance pedestrian connectivity to the local features, including Main Beach. The 'semi-organic' spatial arrangement of design elements (which integrates with the architectural form) and incorporation of native planting interprets the natural context of the site, thereby strengthening the 'design language' of the civic centre. Culturally and ecologically significant existing trees are retained which also provide immediate shade, visual softening & amenity.</i></p>
<p>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 wellbeing. 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.</p>	<p>Yes</p>	<p>The design principles and specific requirements of SEPP65 have been complied with in regard to achieving good amenity for residents. Being an integrated living community, substantial areas of public open space has been provided at the ground floor plane. This includes a civic plaza associated with the community centre and library which links the site along Lake Street to the Wallis Lake boardwalk precinct. The community centre is collocated and it is designed to allow residents to make use of the public facility which will add activity and make the centre more sustainable. Community open space is provided in 3 separate areas providing areas of choice for a range of resident activities both passive and active. In addition to these open spaces, extensive resident facilities have been provided in the form of resident's social club (lounge with Bar and outdoor deck), small group activity rooms (craft, billiards, cards etc) and resort facilities such as sauna, spa and pool.</p>
<p>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</p>	<p>Yes</p>	<p>A SPTED review has been undertaken for the project, examining opportunities for increased safety and security for the residents, users and staff. Careful consideration of access points, common areas both public and private, community gathering areas and service zones has resulted in a safe and secure development.</p> <p><i>The landscape design is in accordance with CPTED principles. Clear trunk trees, low understorey planting and other landscape elements are all arranged to ensure clear sightlines for the public & residents.</i></p>

<p>and visible areas that are easily maintained and appropriate to the location and purpose.</p>		
<p>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.</p>	<p>Yes</p>	<p>A mix of one, two and three bedroom apartments is provided to meet the needs of the community for a diverse range of housing stock. By providing the residential accommodation in an integrated mixed use development, the opportunity for social interaction has been greatly enhanced. Together with the provision of extensive resident's communal spaces and facilities, this affords a further enhanced living environment to enrich the living experience of residents. Larger apartments are provided on the corners of the buildings where maximum daylight and ventilation is available and on the top most levels where open space can be incorporated.</p>
<p>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.</p>	<p>Yes</p>	<p>The design is based on a strong design concept taking inspiration for the local natural environment and the uses proposed and the development pattern of the surrounding area. A layering of design elements responds to the uses within, giving a legibility to the functions within. The areas relating to the ground plane and the public uses are designed to reflect the organic curves of the waterways, gentling curving elements and natural materials. These curves are continued up the façade to integrate the curves into the carpark screens and cinema façade. Residential areas are situated above the curved lower levels. The form is more angular, representing the forms of the headland which are solid and robust elements. The shapes and form in the residential buildings are chiselled angular forms which respond to the curved forms below in a complimentary way. A fine-tuned aesthetic results, which is tailor made to reflect the context of the site, development program and the community aspirations.</p>

Conclusion

On the basis of the information available it is considered that the proposed development is consistent with the objectives of the local and state planning policies and other relevant general codes and the applicant respectfully requests Mid Coast Council's consent.

I, Michael Kisluk, Managing Director of TVS Architects, verify that I contributed to the design of the proposed development and that the design quality principles set out in Schedule 1 of SEPP No. 65 - Design Quality of Residential Apartment Development are satisfied.

Signature:

A handwritten signature in black ink, appearing to read 'Michael Kisluk', written in a cursive style.

Name: **Michael Kisluk** B.Arch FRAIA
Managing Director

Registration: QLD Registered Architect No. 4715