

SEPP (Housing) 2021 Design Statement

Residential Flat Building

33-35 Church Street, Randwick

Kiang Family

May 2024

Ref: 21004

Nominated Architect: Peter Couvaras Reg No.7344

DESIGN VERIFICATION STATEMENT

Project: New Residential Flat Building
Client: Kiang Family
Address: 33-35 Church Street, Randwick

The Site

Zoning: Zone R3 – Medium Density Residential
Area: 587.88m²
Title: Lot 1 in DP937810 & Lot 3 in DP650404

The Proposal

Gross Floor Area: 719m²
Floor space Ratio: 1.29:1
No of Apartments: 7 units

Car spaces: 7 (+3 carstackers)
Deep Soil area: 15.8% (ARHSEPP)
No of storeys: 4 plus 1 level of Basement

Apartment Mix:

1	x 1 bed
3	x 2 bed
2	x 3 bed
1	x 4 bed

Planning Instruments

The proposed development generally complies with *Randwick LEP 2012* and with the *Randwick Development Control Plan 2013*.

The proposed development complies with *State Environmental Planning Policy (Housing) 2021 (formerly SEPP No. 65 – Design Quality of Residential Apartment Development)* & *the Apartment Design Guide*.

SEPP (Housing) 2021 Design

The objectives of State Environmental Planning Policy (Housing) 2021 are to improve the design quality of residential flat development in New South Wales to ensure:-

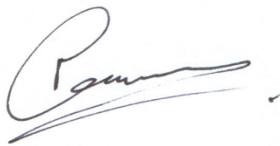
- (a) sustainable housing in social and environmental terms, and
- (b) provide a long-term asset to the neighbourhood, and
- (c) achieve the urban planning policies for regional and local contexts.

A development application must, in accordance with Chapter 4, be accompanied by a design verification from a qualified designer, registered as an architect in accordance with the Architects Act, 1921.

As the registered architect (Registration No. 7344) and director of Couvaras Architects, designing and submitting the development application on behalf of our clients, I hereby verify that:

- (a) I have designed the building and the amended design, and
- (b) That the design quality principles set out in Part 2 of the SEPP65 policy have generally been achieved.
- (c) That the building meets or exceeds the rules of thumb in the Apartment Design Guide

The design policies or principles are outlined in the attached document.



Peter Couvaras
Registered Architect #7344

SEPP (Housing) 2021 Considerations

The following is a consideration of the 9 Principles under Schedule 9 of SEPP (Housing) 2021.

1. Context + Neighbourhood Character

A thorough site analysis has been prepared and used to inform the design. The surrounding locality currently consists of a mix of single dwellings and 2-4 storey unit blocks. Immediately adjoining the site to the North is an older single storey semi-detached development. Immediately to the South is an older 3/4 storey residential flat building with ground level parking.

The proposal has been designed to show consideration toward the current context, whilst also taking into consideration the desired future scale as envisaged by the planning controls.

2. Built Form + Scale

The careful articulation, material and colour consideration, alongside precise planning and building use dedication, results in a building that will suitably integrate with the desired scale of the locality.

The design of the proposal achieves an appropriate built form in terms of scale, proportions and building composition having regard to the height and FSR controls applying to the site and desired scale and massing of the locality.

The proposal incorporates significant articulation, architectural language and materials in the composition of the facades which serves to break up the visual scale and bulk of the development, visually reducing the apparent building mass. The development provides a contemporary building that will reinforce the desired future character of the area and enhance the amenity of the locality.

3. Density

The unit areas and proportions generally exceed the rules of thumb in the Apartment Design Guide, and provide a level of openness and amenity. Submitted plans show possible furniture layouts, proving to be space efficient.

4. Sustainability

Solar studies indicate that the units will receive the required daylight & sunlight for a building within the Randwick local government area. All units are naturally cross ventilated and majority of bathrooms are also naturally ventilated.

A RWT has been proposed. Roof areas will allow solar collection systems to be installed in the future if required.

5. Landscape

Meaningful landscaping has been proposed along all boundaries to adjoining properties to soften the interface between the proposed development, existing dwellings and any future development.

Thoughtful landscaping is proposed at ground level within both the front setback and private courtyards to enhance the streetscape, privacy and living amenity for residents.

6. Amenity

It is considered that the amenity of apartments is achieved under the Apartment Design Guide requirements for size, ventilation, day lighting, etc. The orientation of the building maximizes solar access, natural ventilation and extensive views of surrounding suburbs from upper levels.

7. Safety

The design provides a high level of safety and security, with clearly defined entries & exits, high levels of surveillance of public areas, and limited opportunities for concealment and surprise.

8. Housing Diversity and Social Interaction

The proposed development has been designed for 3 generations of the same family and the market demand for affordable rental housing in the area. The housing mix provides excellent opportunity for social interaction and diversity. The site is easily accessible to a range of services and facilities including public transport.

9. Aesthetics

Consideration to the aesthetics has been dealt with in “built form” above.

SEPP 65 CHECKLIST (ADG Rules of thumb – design criteria only)

3D-1(1) Communal Open Space is 25% of site area	No communal Open Space provided. Large private balconies and courtyards have been provided in lieu.
3D-1(2) 50% direct sunlight to principal usable part of communal open space area for 2 hours in midwinter	Refer above
3E-1 Deep soil zones 7% of site area. Min dimensions apply to the following site areas: <650m ² = nil 650m ² – 1500m ² = 3m >1500m ² = 6m	>15% of site area provided as deep soil landscaping in accordance with DCP & ARHSEPP.
3F-1 Building separations to habitable windows and balconies = 6m, 9m and 12m. Non-habitable = 3m, 4.5m, 6m	Building separation complies with DCP. Screening and highlight windows have been provided where ADG separations are not met.
3G-1 Building entries and pedestrian access connects to and addresses the public domain	The building entry sequence connects directly to the street with the entry awning and path breaking the building envelope at the podium level to define the entry from the public domain.
3G-2 Access, entries and pathways are accessible and easy to identify.	The accessible entry path and awning define the building entrance and address the public domain to identify the entry.
3J-1 Parking for sites within 800m of railway or light-rail stop in Sydney Metro Area, or on land zoned (or land within 400m of land zoned) B3, Commercial Core or B4 shall meet the minimum requirements of Guide to Traffic Generating Developments or Council's controls, whichever is less.	N/A - Complies with ARHSEPP.
4A-1(1) Min 70% units receive 2 hours sunlight between 9 and 3 in mid-winter.	Complies. 6/7 (85%)
4A-1(3) Max 15% apartments receive no sunlight between 9 and 3 in mid-winter.	Complies. 0/7 (0%)
4B-3(1) Min 60% units naturally cross ventilated in first 9 storeys	Complies. 7/7 (100%)
4B-3(2) Overall depth of a cross-over or cross-through unit no more than 18m	n/a
4C-1 Ceiling heights 2.7m habitable rooms 2.4m non-habitable rooms 3.3m ground floor and first floor levels in mixed use developments 1.8m at edge of attic room with a 30 deg minimum ceiling slope	Complies.
4D-1 Min internal floor areas: 2 bed = 70m ²	Complies.

3 bed = 90m2	
4D-2(1) Habitable room depths are no more than 2.5 x ceiling height	Complies.
4D-2(2) In open-plan layouts, max habitable room depth is 8m to window	Complies.
4D-3(1) Master bedrooms have a min area of 10m2 and other bedrooms 9m2 (excluding wardrobes)	Complies.
4D-3(2) Bedrooms have a min dimension of 3m (excluding wardrobes)	Complies.
4D-3(3) Living rooms or combined living/ dining rooms have a min. width of: <ul style="list-style-type: none"> • 4m for 2 & 3 bed units 	Complies.
4D-3(4) Widths of cross-over or cross-through units are at least 4m internally	Complies.
4E-1(1) Balcony areas and dimensions: <ul style="list-style-type: none"> • 3+ bed = 12m2 and 2.4m min depth 	Complies.
4E-1(2) Ground level of podium units with private open space instead of balcony, must have a min area of 15m2 and min depth of 3m	Complies.
4F-1(1) Max 8 apartment entries off a circulation core on a single level	Complies.
4F-1(2) Max 40 units sharing a single lift – for buildings 10 storeys or more	N/A
4G-1 Storage is provided as follows: <ul style="list-style-type: none"> • 3+ bed = 10m3 • 2+ bed = 8m3 • 1+ bed = 6m3 Storage is in addition to kitchen, bathroom and bedroom. 50% required storage must be located in the apartment.	Complies. Refer Sheet 16– ‘ADG Compliance’