SEPP65 DESIGN VERIFICATION

27A-29 PINE AVENUE, BROOKVALE

REVISION B – 2ND JUNE 2022

WALSH ARCHITECTS

ACT 2624 | NSW 10366

SEPP 65 Design Verification Statement

Prepared to accompany the Development Application submitted to Northern Beaches Council.

Project Address:
27a-29 Pine Avenue Brookvale

Prepared on behalf of:
ACN 646 685 592 Pty Ltd

Prepared by:
Walsh Architects Pty Limited trading as Walsh Architects

Verification of Qualifications
Scott Walsh is a registered Architect in New South Wales (10366)

Statement of Design
Walsh Architects has been responsible for the design of the project since its inception while having worked in conjunction with a wider consultant team. The project has been designed to contribute positively to the local area and respond respectfully to the local planning and design controls including the best practice design principles of SEPP 65.

We verify that our proposed residential development complies with the design quality principles set out in the Apartment Design Guide within SEPP 65. Details of the design compliance are included in the attached SEPP 65 Design Statement.

Scott Walsh
Director & Nominated Architect

ACT Registered Architect No. 2624
NSW Registered Architect No. 10366

Introduction

Site Description

The subject site comprises Lots A & C in DP 403991.

All two lots are proposed to be amalgamated into one development. They form a rectangular site totalling 2216 square metres. The north and south boundary length is 109.93m; and 20.17m at the East and West boundary along Avon Road.

The site has a similar level at the front to the rear; however there is a crossfall to the site along the short boundary of approximately 3m. The two sites currently accommodate a 3-storey residence and a 2-storey residence.

The immediate context is characterized mainly of residential flat buildings of 2-3 storeys as well as single and two storey residential dwellings.

The subject site is located within the Northern Beaches Council Local Government Area (LGA) and has a total surveyed site area of 2216m². The subject site is zoned R3 (Medium Density Residential) under Warringah Local Environment Plan 2011. A maximum building height of 8.5m applies to the site.

Design Proposal

The Development Proposal includes:

- The demolition of two existing brick residences and ancillary structures.
- The construction of a 3 storey residential flat building comprising of the following mix, inclusive of 5 LHA Silver level units and 3C Class C adaptable units.
- Parking for 38 residences, 5 visitors and 13 bicycles which exceeds the minimum requirement by 10 car parking spaces.

Apartment Mix	No.
1 Bed	9
2 Bed	8
3 Bed	6
Total	23

Design Criteria		Control Compliance	Notes
3D	Communal Open Space	NO	The project has a large amount of landscaping including 50% of the total site being landscaped, with 21% of the site being Communal Open Space. This Communal Open Space (COS) is broken into three different areas for various treatments. There is a BBQ area as the Principle COS, with secondary sitting spaces and vegetable gardens.
3E	Deep Soil Zones	YES	Overall landscape area accounts for 50% of the overall subject site. This is inclusive of planters over basement. Deep soil zones with a 3m minimum dimension make up 429m^2 and are mainly located at the front and rear of the site. This as a percentage accounts for 19.4% of the total site area which complies with the 7% minimum.
3F	Visual Privacy	NO	Given that the site has a 20 metre frontage, setbacks of 6m to north and south would leave a building width of only 8m which would need to include stairs and corridors. This would render unfeasible unit designs that would not work for the context. Given the significant slope to the site, the ground floor has great privacy with a 4.5m setback as the northern side is sunken (similar to 23 Pine Avenue) and the southern side having fencing for visual privacy. The top floor does have a 6m building setback to Northern and Southern boundaries, with the northern neighbouring windows over 12m away and therefore compliant with this objective.
3J	Car Parking	YES	The proposal provides basement parking which complies with the Guide to Traffic Generating Development parking generation rates for residential parking. Bicycle parking has also been allowed for under the WDCP controls. The development application is accompanied by a traffic report by TTPA which demonstrates compliance.

4A	Solar and Daylight Access	YES	The proposed development achieves over 78% of solar access, with 2hours of solar access to 70% of dwellings between 9-3pm required. Only 1 apartment receives less that 15mins of sun. The development application is supported by a Solar Analysis Report to demonstrate compliance.
4B	Natural Ventilation	YES	87% (20/23) of apartments are naturally cross ventilated. Maximum depth of a cross-through apartment is 18m.
4C	Ceiling Heights	YES	Ceiling heights of 2.7m are provided for habitable rooms on the ground level and 2.4m for non-habitable rooms. 2.4m ceilings are provided to habitable rooms on the top floor as is allowed by this clause for two storey apartments.
4D-1	Apartment Size	YES	Apartments are greater than minimum area and each habitable room has a window to an external wall of not less than 10% of the floor area.
4D-2	Apartment Depth	YES	All open plan layouts have a habitable not exceeding 8m.
4D-3	Apartment Layout	YES	Bedrooms and living rooms meet or exceed minimum dimensional requirements with all bedrooms having a minimum dimension of 3m excluding wardrobe space.
4E	Private Open Space and Balconies	YES	All balconies and primary open space meet or exceed minimum dimensions.
4F	Common Circulation and Spaces	YES	Each building has its own lift and stair. The maximum amount of units a lift serves is 8, with a maximum of 5 on a single level.

4G	Storage	YES	Storage size volumes for each apartment type exceed the minimum criteria. 50% or greater of the required storage volume is located with each apartment.

Principle 1: Context and Neighbourhood Character

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

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

- The subject site is located on a hill with he main view of the site looking to the distant valley views to the south.
- The development proposes landscaped front setback which will contribute to enhance the Pine Avenue frontage. The generous amount of landscape area within the subject site will serve as a buffer zone between the development and its neighbours.
- A significant number of native vegetation will be incorporated into the landscape design within the development to merge the proposed building and vegetation subtly into the surrounding scenery.
- A balanced palette of materials and a well-proportioned building form will ensure a sophisticated integration of the proposed building into the existing context. We believe it contributes greatly to the quality and identity of the area.

Principle 2: Built Form + 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.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

- The proposed development adopts built form and scale in response to its immediate context by mimicking a similar 3-story unit typology which is evident throughout the immediate surrounding context.

- The forms respond carefully to the need for solar access from the north but distant views to the south.

- The scale and bulk of the built form is designed to effectively moderate the size of the building. On the top floor, units are setback further to reduce the apartment bulk.

- Pedestrian entry is accessed directly off Pine Avenue to an external corridor along the southern side of the building. This allows all private open spaces to face north to maximise their solar access.

- The form and overall architectural design contribute to the immediate context and reflects the northern beaches climate through its choice of materiality and colour palette.

- The building contains a one level underground basement with car parking accessible off Pine Avenue. This secure car park is accessible via swipe card from the driveway.

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.

- The proposed development is consistent with the controls that relate to the site as identified in the WLEP and WDCP. The proposed density has been comfortably accommodated on the site in a manner that does not compromise the amenity of adjacent occupants particularly in respect of solar access, cross ventilation, privacy considerations and relative scale to future development within the general near vicinity. The buildings have been broken into three to reduce the apparent density on the site.

- There is a total of 23 apartments in the proposed development, comprising of 9 x 1-bedroom units, 8 x 2-bedroom units and 9 x 3-bedroom units. The apartments range in sizes with a number generously sized.

- The proposal reflects current market demands in relation to typologies and living patterns currently established in the local area. This is evident through the incorporation of more 2-bedroom and 3-bedroom unit types.

- The density of the development is considered sustainable within the existing and future availability of infrastructure, public transport, community and culturally significant facilities and environmental qualities on the site.

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 livability 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.

- The proposed development is consistent with the principles of SEPP 65 particularly through the orientation and design of the units, solar access and cross- ventilation consideration, as well as the choice of construction materials to reduce heating and cooling costs. A comprehensive analysis of the building has been undertaken as part of the BASIX Assessment.

- Climate and location suitable plant selection as well as the capture of stormwater to provide for irrigation to landscaping.

- Natural light and cross flow ventilation have been maximized where possible.

- Bathrooms will all be mechanically exhausted to the façade or roof.

- Energy efficient appliances and fixtures provided as per BASIX.

- Low maintenance, long lifecycle and reusable materials proposed in structural material and external cladding.

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, coordinating 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.

- The proposed development makes provision for planting in common open spaces and areas where the provision of landscaping is practical. All ground floor apartments have generous landscaped areas as part of their primary open space.

- The proposal incorporates selective, low maintenance planting of various heights and density with an overall desire to blend into the characteristic landscaping of the area.

- The proposal seeks to create a landscape buffer around the perimeter of the building to respect the surrounding context and integrate the site levels into the overall streetscape. Fences and walls have been included as vertical landscape elements designed to define boundaries between spaces or to rationalise a change in level.

- Minimal maintenance outdoor planting on ground floor has been carefully considered to represent and reflect the landscape of the climate and area.

- Careful consideration has been taken by the landscape architect to ensure appropriate planting is selected to ensure an environmentally sustainable landscape design whilst maximize the potential for amenity and resident privacy. Please refer to Landscape drawings prepared by "Plot Design Group" issued as part of this DA submission.

- Considered Communal Open Space areas have been provided for a range of different reasons. There are areas adjacent to walkways to sit and for residents to mingle, there are barbeque areas for when they have guests over and vegetable gardens for the residents.

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 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

- Functional apartment sizes and general configuration consistent with current market demands. Lift services from basement to Level 1 with all Level 1 units being two stories to allow for a smaller top floor footprint whilst maximising the southern distant views.
- Appropriate connections within the apartments to capture northern light into all living rooms.
- The building layout allows ventilation to all bedrooms and habitable spaces, with 18/23 units (78.3%) achieving solar access and 20/23 units (87%) achieving natural cross-ventilation.
- Adequate day lighting and solar access for all rooms within the apartments.
- Carefully considered privacy and acoustic measures to any balconies and bedroom windows
- Five LHA Silver level units proposed on the ground floor promoting all age groups and ageing of future occupants consistent with ADG requirements.
- Three Adaptable Class C apartments are provided for in the development.

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 and visible areas that are easily maintained and appropriate to the location and purpose.

- Clearly identifiable main building entrance and an open entry area allowing for adequate surveillance. The entrance will be clearly visible from the street with a metal security door installed. An intercom with integrated camera will be installed to identify visitors to the building complex.

- All corridors are open air allowing for an ease of connection between levels and buildings making it safer.

- Secure basement car parking provided with keyed and remote-control access. Clear circulation path in the basement allow safe pedestrian movement, especially when waiting at the lift and access to individual parking space and storage area.

- A clear definition between public and private spaces with clear, safe access points and adequate lighting of entrances and pedestrian areas including a separate accessway for pedestrian and for vehicles with a clear visibility.

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

- The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants

- The development has provided generous open air corridors for ease of accessibility and analysis has been conducted to ensure the development complies with the accessibility requirements. General access for people with disabilities has also been addressed in the design of the building overall.

- The site is located within proximity to necessary facilities including public transport, supermarkets, educational and leisure facilities, and medical services. Due to the topography, the easiest way to access most of these facilities is actually by car, but as we have provided additional parking it allows for parking spaces to be converted into accessible spaces if required.

- Three adaptable apartments allow for a better apartment mix as it allows for a range of occupants or for occupants to age in place. There are also 5 silver livable units which also allow for people ageing in place.

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.

- Massing and façade details are designed to respond to both desired character of the area and the existing context.
- The building has a modern and clean aesthetic whilst also have a top floor that is significantly setback from neighbouring boundaries.
- Colour and material selections have been made to create transitions between inside and outside and allowing the development to add value to its surrounding neighbourhood.
- All materials selected will be durable and hard wearing so the development does not prematurely age. This will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design, and structure contributing positively to the desired future character of the vicinity.
- The building addresses the street appropriately and thus allows casual surveillance of the street.