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SEPP 65 DESIGN QUALITY PRINCIPLES REPORT

2 Wentworth Street Point Piper
Design Statement

For
STM123 no16 Pty Ltd

Prepared by
BKH

Date
14.07.2021

Verification of Qualifications

Emmanuil Chatzinikolaou is a registered Architect in New South Wales, and is enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921. Registration numbers 9973 (NSW ARB).

SEPP 65 Design Verification Statement

BKH are responsible for the design of the proposal and have worked closely with qualified industry professionals in the resolution of the design outcome.

BKH have considerable experience in the architectural and interior design of high quality apartments from small boutique developments to multi storey apartment buildings.

BKH Verify that the design quality principals setout in Part 2 of the State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development – are achieved by the proposal.

Emmanuil Chatzinikolaou 9973 (NSW ARB)

Introduction

This statement is a supplement to the statement submitted with a DA, on 23/12/2021. The 9-principle analysis is still relevant with the inclusion of the proposed modifications to level 4 and the 5th level addition. The analysis does not require substantial modification, and is re-submitted below following this introduction and summary of the proposed modifications.

Summary of Modifications

- Internal alterations to the level 4 apartment, including the conversion of the common stairwell between Levels 4 & 5, into private staircase for a combined level 4 - 5 apartments.
- Addition of 5th level on the basis of the amended plans and the clause 4.6 requests (dated 9 July 2021).

The increase of mass of the development is compatible with the surrounding development in the locality.

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 includes social, economic, health and environmental conditions.”

This project involves the demolition of an existing dwelling, and the construction of a new apartment building consisting of 7 single floor apartments over a basement garage.

The existing building on site is a pair of two storey apartments – arranged side by side in the fashion of a semi-detached dwelling, over a basement garage. The property is very unusual in shape, being triangular for the bulk of the site, with a tail to the rear. The property addresses Wentworth St with a broad side of the triangle (approximately 34m wide), tapering to a narrow rear handle on Wolseley Rd (approximately 6m wide).

To the south is 2B Wentworth St, which is also an odd shaped site, occupying the corner junction between Wentworth St and Wolseley Rd. The building is a seven storey building with an additional structure set back on the roof terrace. Below this is garaging on Wolseley Rd. To the north are two properties, one addressing Wentworth St and one addressing Wolseley Rd. The property at 2A Wentworth St is seven storeys of apartments with a ground floor car park. The property at Wolseley Rd is seven storeys of apartments (the top floor of which is common) over ground floor garaging.

The site is zoned R3 medium density residential. The immediate neighbors as outlined above are also zoned R3 and this zoning continues along both sides of Wolseley Rd. R3 also continues south along Wentworth St beyond the junction with Wolseley. The properties on the east side of Wentworth St (across the road) are zoned R2 low density residential, which continues the full east side of Wentworth. R2 also occupies the west side of Wentworth St further north from the subject property. There are mature street trees on both sides of Wentworth Street from in front of the subject property head south down hill, creating almost a full canopy of the road, and a physical separation between the taller neighboring buildings and the R2 housing across the street.

As is illustrated in the architectural drawings, the three immediate neighbors described above all exceed the envelope controls for the R3 zoning, specifically the height plane. The current building on site is consequently dwarfed by the three neighbors, appearing out of scale in its context.

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... Appropriate densities are consistent with the area’s existing 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 made up of seven whole floor apartments, with the exception of the uppermost level being upper level for Apartment 6, over a basement garage. While the building exceeds the height plane and the FSR control, the resultant form has a substantial amount of articulation, appropriate to an apartment building. Being whole floor apartments, the apartments are easily able to achieve appropriate natural cross ventilation and window

areas. Balconies have been incorporated into the proposal to take advantage of light and views offered by the site and are similar in placement and scale to the neighboring buildings. There is a consistent relationship of the proposed building line to both streets with the neighboring properties.

The scale of the proposed development is appropriate within its context. The proposed building height is consistent with the neighboring buildings that all exceed the 9.5m building height.

The proposed upper level addition fits in well with the approved lower levels. The design of the recessive top level form is consistent with that of the neighbouring developments.

The proposed additional storey provides a greater setback from the boundaries of the site than the approved levels below, ensuring that views from adjoining buildings are retained.

The 5th level is designed with additional setbacks, so as to appear as a recessive volume from the Wentworth Avenue and Wolseley Road streetscape.

The proposed materiality is face brickwork with white painted rendered balconies, anodized aluminum glazing suites and privacy screens, clear and translucent glazing, and sandstone landscaping walls. It is set within well-landscaped gardens, which are compliant with site coverage controls.

The proposal therefore offers a building that presents at an appropriate scale and form contextually.

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.”

The proposal for seven whole floor apartments over a basement garage has a density appropriate to the site and its context, as it has a form and scale consistent with the neighboring buildings. The figures can be summarized as follows:

Site Area	=	665.58 m ²
FSR	=	2.08 : 1
Approved Area	=	1223 m ²
Proposed Area	=	1386.6 m ²

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.”

The proposed development has been designed to comply with BASIX controls and Council controls for appropriate landscape species selection. The design was conceived with the intention to work as closely as possible with the existing excavated condition on site to

minimize the amount of required excavation and removal of soil/fill/debris from the site.

The proposal for whole floor apartments makes good use of cross ventilation, day lighting, and optimizes to the best of the sites circumstances solar access.

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 through contributing to the landscape character of the streetscape and neighborhood.”

The proposed development includes Landscape design that is compatible of the intent of Council Control. Appropriate species selection including required proportions of native and endemic species has been achieved. This new proposal is an increase in the amount of greenery sqm.

The landscaping as proposed compliments the built form, and maintains an appropriate level of greenery for the site in this context.

Principle 6 – Amenity

“Good design positively influences internal and external amenity for residents and neighbors. Achieving good amenity contributes to positive living environments and well being.”

The proposed upper level addition has been carefully planned and laid out to optimize light, cross flow ventilation, and aspect, while maximizing the privacy of neighbouring development.

The planning has been arranged with the living spaces to the upper level and the bedrooms to the lower level of apartment 6. The circulation core is located in the middle of the building on the south side. A large balcony is located off the living space and the master bedroom below, while a terrace is proposed off the kitchen and dining areas. Each bedroom is provided with a private balcony.

This planning arrangement allows for appropriate levels of cross ventilation, and private open space. The proposal improves the solar access potential of the site by making the building taller (and exceeding the height control). The existing building has substantial over-shadowing due to the existing buildings to the north.

The neighboring buildings were considered throughout the design process, with the intent of minimizing the impact from the proposal on the neighbors a key driver in the design outcome, resulting in the building silhouette as proposed.

Principle 7 – Safety

“Good design optimizes safety and security within the development and the public domain.”

The proposal incorporates a number of features designed to enhance the safety and security of both the future residents and the wider community. All access points to the building will utilize secure swipe card access and video intercom points from each entry will be provided. The basement garage is secured by an automated door that is also accessed by secure swipe cards.

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 development responds to social context by providing housing facilities to suit the existing and future social mix.”

The proposal is for a multi-unit residential building, providing three bedroom apartments that are an appropriate offering for the street and area: the larger apartment type can accommodate families. Both Wentworth St and Wolseley Rd contain a large proportion of medium to large single dwelling properties, and these apartments can offer a similar and appropriate lifestyle equivalent.

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, colors, and textures.”

The aesthetic of the development is mainly defined by the subtle color of the proposed face-brick, and the strikingly fluid curved corners of the structure. While the floor plate is quite unusual it is a reflection of an unusually shaped site, and is balanced by the repetition of the floor plates and a rigorous approach to the articulation of windows, balconies, and materiality.

The reduced footprint of the upper level addition fits well into the overall design.

The use of face-brick is considered appropriate for this building type and context, and is a practical selection for maintenance and longevity in a building this proximate to the harbor. The utilitarian nature of the material is made special through its application of curved corners. The pale color palette is also appropriate and consistent with much of the surrounds, offering a development that sits comfortably and discretely within its context.