

SEPP 65 Design Verification Statement

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

Project Address:

20-26 Avon Road Dee Why

Prepared on behalf of:

ACN 647 465 236 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) and the Australian Capital Territory (2624)

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

ACT Registered Architect No. 2624

NSW Registered Architect No. 10366

Apartment Design Guide Compliance Statement

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

Project Address:

20-26 Avon Road Dee Why

Design Criteria		Control Compliance	Notes
3D	Communal Open Space	NO	The project is situated on a small lot in a dense urban area, therefore the provision of an on-site communal open space was difficult to achieve. The site is located within 25m of a large open public park which links to the beach, lagoon, children's enclosed play area, bicycle paths and nature walks, therefore, it is deemed not necessary to provide onsite.
3E	Deep Soil Zones	YES	Overall landscape area accounts for 37% of the overall subject site. This is inclusive of planters over basement. The previous DA on this site (DA 2017/0198) was approved on 38.8%. Deep soil zones with a 3m minimum dimension make up 266m ² and is located at the north and east of the site along Richmond and Avon Road. This as a percentage accounts for 17% of the total site area which complies with the 7% minimum.
3F	Visual Privacy	NO	The proposed development is largely setback to the primary boundary at 6.5m and with a setback of 3.5m from the secondary front boundary which are compliant. The western setback has all habitable rooms at 6m and anytime it reduced to 4.5m then there are only high level windows to maintain visual privacy. The balcony's that are 6m from the boundary also have operable privacy screens to them to enhance the visual privacy. Whilst visual privacy under 3F is not maintained on the south, the southern units have no private open spaces or living rooms facing the southern neighbour. This ensures that visual privacy to the south is maintained. To the North and East, no visual privacy concerns are raised.
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	NO	<p>The proposed development achieves 65.2% of solar access, with 2 hours of solar access to 70% of dwellings between 9-3pm required. The shortfall is due to council's setback requirements which are to have balconies further forward from the living areas on the eastern face, meaning they are self-shading. The development application is supported by a Solar Analysis Report to demonstrate compliance.</p> <p>No apartments receive less than 15mins of sun.</p> <p>All living areas on Ground to Level 2 face north, east, or west with no living spaces facing the south. On the Attic Level, 2 units face north and 2 units have skylights to ensure solar access is achieved inside the dwelling.</p>
4B	Natural Ventilation	YES	60.8% 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 and 2.4m for non-habitable rooms.
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	Ground floor and Level 1 have 8 apartments per level with a single lift core and fire stair accessible to all units. Level 2 has an additional four apartment entries which serve the attic level, each with their own access via individual staircases internal to the apartment. This is considered appropriate as common circulation space has been limited to reduce lift overrun and bulk on the attic 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.

SEPP DESIGN STATEMENT

20-26 AVON ROAD DEE WHY



Introduction

Site Description

The subject site comprises Lots 1 – 4 in DP 1246740.

All four sites are rectangular in shape with the proposed site having a dual frontage to both Avon Road and Richmond Avenue. The north and south boundary length is 30.480m along Richmond Avenue; and 50.3m at the East and West boundary along Avon Road.

The site has a fall of approximately 1.5m from its south-western corner to the north-eastern corner. The four sites currently accommodate two 2-storey residences and two 1-storey residences. All lots have detached garages located towards their rear.

The immediate context is characterized mainly of residential flat buildings of 3-4 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 1533m². The subject site is zoned R3 (Medium Density Residential) under Warringah Local Environment Plan 2011. A maximum building height of 11m applies to the site.

Design Proposal

The Development Proposal includes:

- The demolition of four existing brick residences and ancillary structures.
- The construction of a 4 storey residential flat building comprising of the following mix, inclusive of 5 LHA Silver level units.

Apartment Mix	No.	Parking	Visitors Parking
Studio	1	0.6	0.2
1 Bed	3	1.8	0.6
2 Bed	9	8.1	1.8
3 Bed	10	14	2.0
Total	26	27.7	5.2

There will also be 4 additional on street car parking spaces due to the reinstatement of the verge crossings on Avon Road.

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 at the corner of Richmond Avenue and Avon Road.
- The subject site is well serviced by public transport; bus routes can be easily accessed along Howard Avenue which is within approximately 200m walk. Dee Why Village Plaza is located approximately 200m from the subject site with a Medical Centre located within 500m of the subject site.
- The development proposes landscaped front setback on low rendered planter boxes to the street boundaries which will contribute to Avon Road and Richmond Avenue Street frontage. The generous amount of landscape area to the south and west of the subject site will serve as a buffer zone between the development and its neighbours. There is also additional trees that will be planted on Avon Road where the verge will be reinstated which will give the
- 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 privacy as well as outlook by ensuring the majority of balconies and open space face towards both Richmond Avenue and Avon Road.
- The scale and bulk of the built form is designed to effectively moderate the size of the building. When perceived from the street and surrounding locations, deep balconies and dynamic recesses give articulation to the façade. On the top floor, units are setback by large amounts so they that the building has a discrete upper appearance when viewed from to the street and surrounds.
- Pedestrian entry is accessed directly off Richmond Avenue for access into the front entrance of complex. Secondary access points to ground floor units where they have a street frontage are provided. Most of these access points are off a discrete entry which is on the side of a fire escape. The main entry incorporates a portico which creates a clear sense of entry and address with planting and fencing creates privacy and separation for neighbouring with the streetscape.
- 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 Richmond Road. 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 building has an indent on the East and West with a material difference to break down the scale to appear as two buildings. The Northern side has a 2m wide break in the building to again break down the scale whilst also providing natural light into the lobbies.
- There is a total of 23 apartments in the proposed development, comprising of 1 studio, 3 x 1-bedroom units, 9 x 2-bedroom units and 10 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 including skylights to units on the Attic Level for to take advantage of solar access or daylighting.
- 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 apartments house generous balconies positioned to flow from primary living spaces as well as some bedrooms to take advantage of orientation and outlook.
- 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.

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 3.
- Appropriate connections and subtle separation of spaces within the apartments to capture northern light
- The building layout allows ventilation to all bedrooms and habitable spaces, with 15/23 units (65.2%) achieving solar access and 14/23 units (60.8%) 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 promoting all age groups and ageing of future occupants consistent with ADG requirements.

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 entrances and generous open entry area allowing for adequate surveillance. The entrance will be clearly visible from the street with a glass security door installed. An intercom with integrated camera will be installed to identify visitors to the building complex.
- Residential apartments have been designed in such a way as to have most of the main living areas and balconies facing the street/ public areas for casual surveillance.
- Secure basement car parking provided with keyed and remote-control access. Clear circulation paths 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 elevations are varied in expression and designed primarily to respond to significant views, setbacks, and the site. The building has a classic aesthetic that contributes to the overall characteristics found within residential properties within the Northern Beaches.
- 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 width of lobbies 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.

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.
- Considering the materiality of the existing neighbourhood, the proposal features brickwork similar to the surrounding residential dwellings. The light tone material palette contributes to the coastal and fresh aesthetic of the Northern Beaches.
- The elevations are varied in expression and designed primarily to respond to sun, views, setbacks, and the site. The building has a modern and clean aesthetic, tempered by environmental control, site response and landscape elements.
- 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.

Walsh Architects

**Building 3.3/1 Dairy Rd,
Fyshwick ACT 2609**

www.walsharchitects.com.au/