

# SEPP 65 Design Statement

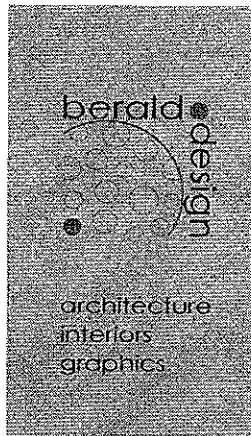
FOR

88 NEWCASTLE STREET

ROSEBAY

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## 1.0 INTRODUCTION

This design statement is based on the SEPP 65 "10 Principles of good design has been prepared in accordance with the provisions of Clause 50 of the Environmental Planning and Assessment Regulation 2000.

I, Maurice Beraldo, being a registered Architect, verify that I designed or directed the design of the residential flat building, and that the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design of Residential Flat Developments have been achieved.

An explanation of the ten design quality principles are tabled below.

## 2.0 SEPP 65 DESIGN QUALITY PRINCIPLES

### 2.1 CONTEXT

**SEPP 65 PRINCIPLE: Good design responds and contributes to its context. 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.**

### RESPONSE

The proposed development is at the corner of Newcastle Street and Old South Head road and is a consolidation of 3 sites. The site is within Rosebay Precinct and in close proximity to Rosebay South Neighbourhood Centre. There is a approximately 6m drop of level from Old South Head Road (RL18.1) to Newcastle Street (RL12.2).

The proposed development consists of a four-level residential building containing twenty three units and a communal space on street level, retention of existing Greek Orthodox Church and a two-level Childcare Centre on the north. However, this report only relates to the residential building.

The site commands a wide frontage along Newcastle Street of approximately 101.7m, and a side boundary along Old South Head Road of approximately 60.9m. The site is currently occupied by Greek Orthodox Church, St Paul's Anglican Church building, a childcare centre, and two dwelling houses and outbuildings. The site is bounded by Royal Sydney Golf Course on the West along Newcastle Street, Rosebay Gardens Nursing Centre on the North, residential apartments and dwellings along Old South Head roads on the South and residential dwellings on the East.

Well positioned close to the Old South Head Road, capitalizing on existing transport infrastructure and therefore potentially reducing car use, the proposed residential uses are consistent with the objectives of the DCP. The proposal will make a positive contribution to a safer, more active streetscape and sustainable living environment for future occupants.

The finished development will be very compatible and complimentary to the development envisaged for this area and will enhance the quality and identity of the locality generally.

### 2.2 SCALE

**SEPP 65 PRINCIPLE: 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 transition proposed bulk and height needs to achieve the scale identified for the desired future character of the area.**

**RESPONSE**

The project provides an FSR of approx 1.29:1 which includes the existing church, childcare, residential apartments as well as balconies. Whilst Woollahra Residential DCP has been used as guidelines, Council has advised that the Rosebay South Neighbourhood Centre controls to be taken into considerations due to the site's close proximity to Rosebay South Neighbourhood Centre (Refer to Pre-DA minutes, dated 04.02.09). Rosebay South Neighbourhood Centre permissible FSR is 1.5: 1 while Residential DCP Rosebay Precinct allows 0.875:1.

The maximum height plane stated in Residential DCP Rosebay Precinct control is 9.5m while Rosebay South Neighbourhood Centre allows 13.5m. Located at a corner site and a drop of 6m across the site along Newcastle Street help the four-level residential building sit within the context well in terms of scale. Adequate separation between the existing Church and the residential buildings and setback along Newcastle and Old South Head road are provided to reduce the impact of height. Also, the framing structure provides perception of a lower scale building as the frame reinforces a two storey component.

**2.3 BUILT FORM**

**SEPP 65 PRINCIPLE: Good design achieves an appropriate built form for a site and the buildings purpose, in terms of building alignments, proportions, building type and the manipulation of building elements**

**RESPONSE**

The built form of the proposed development has been carefully considered particularly in view of the corner location of the site. The form of the development has been carefully considered in terms of the articulation and the massing on all elevations. This was achieved by the appropriate articulation of the facades, the combination of vertical and horizontal elements, glass and glass curtains, screens and subtle colour variations in masonry elements and timber claddings. The material finishes and colour schemes are designed to echo and blend in with the existing Church. Whilst the residential units are designed to enjoy the view, the view vistas towards Royal Sydney Golf Course and Sydney AMP Tower from neighbours are retained as much as possible.

**2.4 DENSITY**

**SEPP 65 PRINCIPLE: Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residents). Sustainable density responds to regional context, availability of infrastructure, public transport, community facilities and environmental quality.**

**RESPONSE**

The site organization and the building forms are designed, conscious of the principles, aims and vision of the Rosebay Precinct.

The built form is clearly defined by the shape and external finishes of the buildings, the quality of open spaces around it and the landscaping treatment of these spaces as well as the double storey framing structures along Newcastle Street with its extent reduced along Old South Head Road. The selections of materials, colours and finishes echo to existing Greek Orthodox Church.

The proposed residential building is sustainable and responsive to the available infrastructure, public transport, facilities and environmental quality.

The proposed FSR is approx 1.29:1. Woollahra Residential DCP maximum FSR is 0.875:1 whereas Rosebay South Neighbourhood Centre DCP allows 1.5:1. Due to the proximity to Rosebay South Centre, Council has advised NCDP controls should be taken into considerations for the proposal. (Refer to Pre-DA minutes, dated 04.02.09)

The site area is approx 3470.7sqm, providing a total gross floor area of 4490sqm (including balconies and terraces).

## **2.5 RESOURCE, ENERGY AND WATER EFFICIENCY**

**SEPP 65 PRINCIPLE: Good design makes efficient use of natural resource, energy and water throughout it's full life cycle, including construction.**

### **RESPONSE**

The design intent is to create apartments with good access to natural light and ventilation. The site organisation and the building form have been designed to respond to, not only with urban design rational, but also to make the building efficient in terms of its energy use.

For instance;

1. All apartments have been designed to maximise access to natural light and ventilation to minimise use of artificial light, heating and cooling
2. 91% of apartments have living areas and outdoor terraces facing north, east or west to achieve maximum access to natural light
3. All outdoor private spaces are designed as extension of the living room to enhance and encourage outdoor and indoor living, while at same time acting as a transition space to modulate temperature in the apartment
4. Most North – West facing glazing opening to balconies have an awning, louvers, eave or terrace above to minimise solar gain in summer.
5. The use of 3-star rating plumbing fixtures and water systems will be used
6. Solar panels with 6.3kW peak will be installed at roof top to generate power for lighting at common areas.

The engagement with the outdoors, the natural ventilation, the increase in natural light and the passive solar controls will reduce energy consumption.

## **3.6 LANDSCAPE**

**SEPP 65 PRINCIPLE : Good design recognizes that together landscape and building and building operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both the occupants and the adjoining public domain.**

### **RESPONSE**

The central courtyards are elevated from Newcastle Street level. They are accessible to residents. This is intended to separate the use as a private open space and provide an oasis within the dense urban environment.

Ground level units of are designed as garden units directly accessible from the courtyard.

**SEPP 65 PRINCIPLE: Good design provides amenity through the physical, spatial and environmental quality of the development.**

### **RESPONSE**

The design is of a high quality in terms of site planning and individual plans of the units resulting in turn in high quality of open spaces around and in between the buildings; and the general level of amenity provided for the individual apartments.

#### Spatial Quality

All apartments are designed to have the balconies as an extension of the living room creating a much more efficient spatial quality for the unit. Also the kitchens are designed as extensions of the living or dining. Although the kitchen is an autonomous area defined by a clear boundary provided by the benchtop, the visual space created by the visual linkage of the combined living-dining-kitchen areas creates a much "larger" space. With the balcony on one side and kitchen on the other side, there is a sense of "more" living space.

All the bedrooms are generous in size. Bedrooms 1 and 2 can easily fit a queen bed. The bathrooms are also generous in size as seen in the floor plans.

All external private spaces exceed minimum areas recommended in the Sepp 65 "Residential Flat Design Code". The balconies offer good views, passive solar shade, are well proportioned and designed to act as outdoor rooms for dining and living in.

To get good access to light and ventilation, the quality of spaces around and between them has to be good. The setbacks provided are much more generous than what is required.

Almost all apartments have living areas and outdoor rooms facing the sun. This enables all apartments to exceed the minimum requirement of 2hrs daylight into balconies and living areas.

### 3.8 SAFETY AND SECURITY

**SEPP 65 PRINCIPLE: Good design optimizes safety and security, both internal to the development and for the public domain.**

#### RESPONSE

An important part of the design approach as a whole has been very much formed with safety and security in mind. Safety and security are essential to allowing the occupants to enjoy the use of the building and in turn a building of this type, provides self-surveillance and will greatly add to the safety and security of the surrounding public domain.

Safety and security issues have been addressed by the following measures:

1. A security entry at the street level with appropriate intercom and access cards at all access locations into the site
2. The building provides surveillance to the open spaces around it
3. All entries are visible from the public space

Transparency and clarity of view offer the best aids for clear site lines. Clear site lines allow visitors and occupants to orientate themselves within the complex and feel safe entering or leaving any part of the building.

### 3.9 SOCIAL DIMENSIONS

**SEPP 65 PRINCIPLE : Good design responds to the social context and needs of the local community in terms of lifestyle, affordability, and access to social facilities.**

#### RESPONSE

Good design principles adopted for this development will contribute positively to the area's social life. The provision of 23 well-designed apartments, close to public transport, employment opportunities and services, will provide good quality accommodation that is suitable for the intended occupants encouraging equal access to public amenities. Besides, 3 out of 23 units are adaptable units. These units are designed to cater senior living which enriches the diversities within the residential building. A well-designed and socially responsive development will always attract a

socially diverse mix of people and in turn improve and enhance for a much richer community life in the area. The quality of the design and its contribution to the visual appeal to the street and the immediate surrounding will positively improve the social ambience of the area.

### **3.10 AESTHETICS**

**SEPP 65 PRINCIPLE:** Good design requires the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

#### **RESPONSE**

##### **Composition and material**

The aesthetics are formed by the building's appearance, materials and their arrangements and relationships. The project is a residential complex with commercial components addressing the street frontage. This building is designed to get maximum access to natural light and ventilation for the apartments and to provide a functional common area for the development.

The building is externally finished with a palette of colours and textures to blend in with existing Greek Orthodox Church. The proposed residential building generally will have a palette of rendered finishes, aluminium cladding and timber screens. The existing sandstone along Newcastle Street is to be retained to preserve identity and history of the site. The internal planning was meticulously carried out to provide spatially and visually functional rooms. The balconies were considered as "liveable" space and important elements in the external look of the building.

With its well proportioned form, casual informality of external elements and appropriate selection of finishes, the building will have a very contemporary look that will blend and respond well to the existing urban fabric as well as to the future vision of the precinct.

#### **CONCLUSION**

The proposal represents, addresses and achieves the pivotal nature of the site within the Rosebay precinct and is consistent with the SEPP 65 principles. The design has been carefully considered to achieve a high quality architectural and urban design solution, including:

The site is an ideal setting for a development of this type with its proximity to the "Neighbourhood centre" such as easy access to public transportation, shopping, services, entertainment and other community and social activities.

The contemporary urban form responds well to the existing urban fabric and will respond well to Woollahra Council's future vision of the precinct.

Environmentally Sustainable Design (ESD) issues have been holistically incorporated into the project, contributing to a more minimal use of energy throughout the life of the building.

There is a diversity of apartment types, all with high quality amenity in terms of spatial quality, maximum ventilation and natural light qualities and access to view.

The common spaces including the entry lobby and generous landscaped areas will create a high quality residential environment for its residents.

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