



WE SEE ARCHITECTURE AS
A QUIET BUT POWERFUL
MIX OF COLLABORATION
AND CRAFT.

LET'S GET INTO IT.

DVS+HOUSING SEPP

LOCATION

1 Gatacre Ave and
1-5 Allison Ave, Lane Cove

DATE

15 April 2024

CLIENT

WINIM
Developments Pty Ltd

NOMINATED ARCHITECT

Paul Buljevic
No. 7768



DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of the Housing SEPP. PBD Architects verify that the design quality principles set out in Schedule 9, Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP) are achieved for the proposed development described in the following document.



Paul Buljevic
Managing Director
Registered Architect NSW, No. 7768



PBD | Paul Buljevic Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale. Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Development Application.

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ALLISON AVENUE



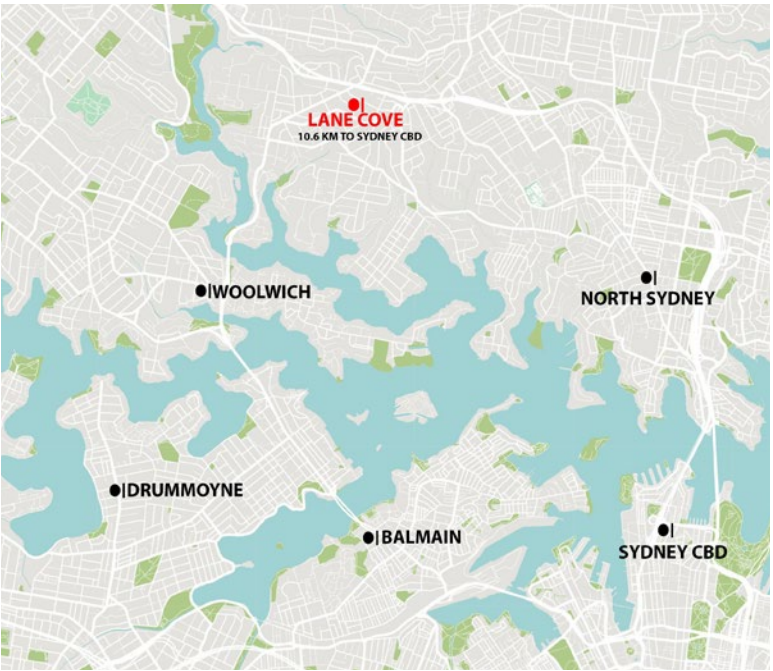
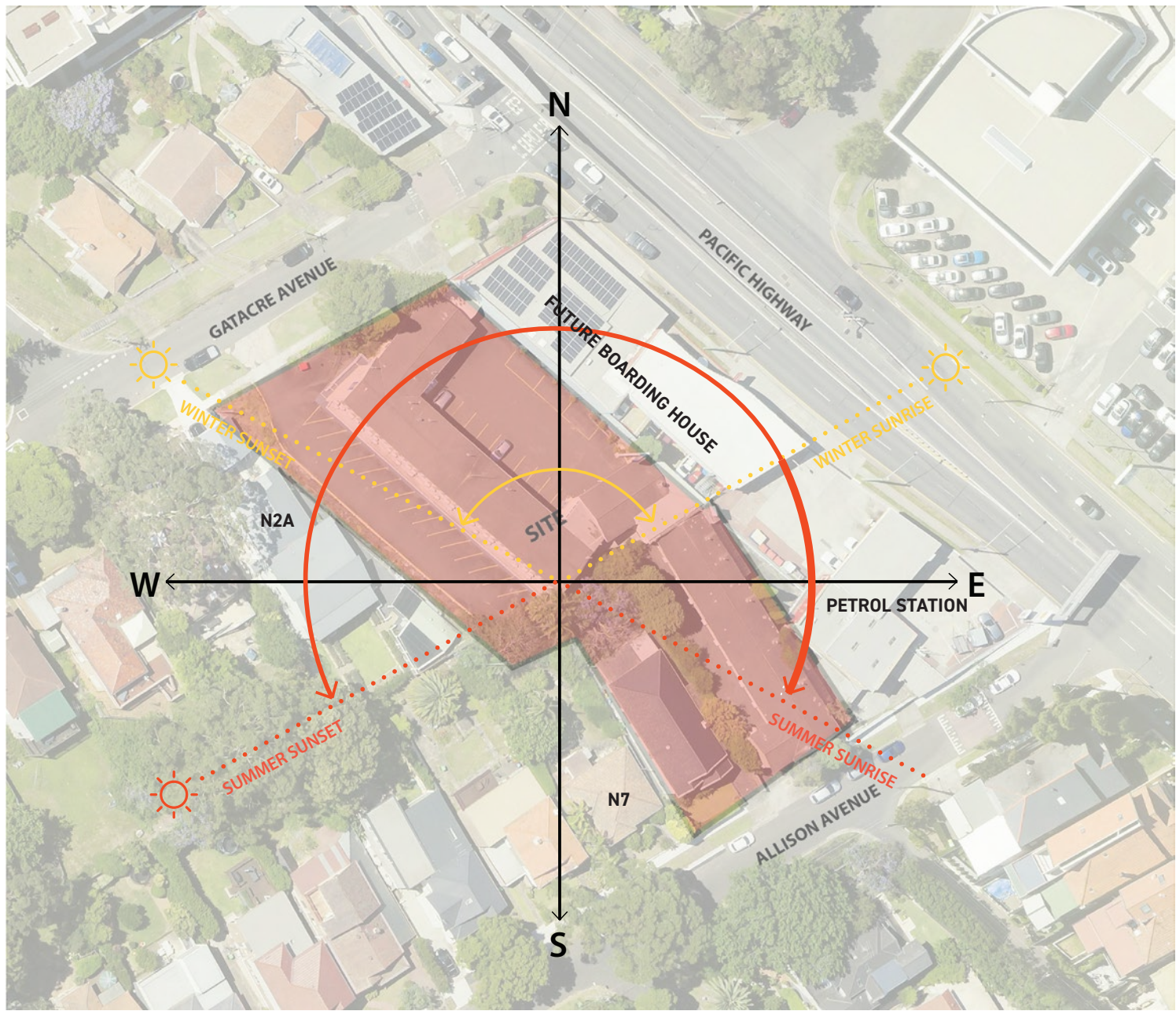
GATACRE AVENUE



VIEW FROM WITHIN THE SITE



VIEW FROM GATACRE AVENUE TOWARDS THE SITE



THE SITE

1 GATACRE AVENUE &
1-5 ALLISON AVE | LANE COVE

The subject site is located within an R4 High Density Residential zone, where 1 Gatacre Avenue, is occupied by an existing part-three storey building and a single storey dwelling at 5 Allison Avenue. The site is located at the east and highest part of both roads near their intersection with the Pacific Highway. The site includes a significant north-east to south-westerly cross fall so that Gatacre Avenue is elevated relative to Allison Avenue.

No.1 Gatacre avenue is the site of a former 3 storey motel, constructed of face brick, with a terracotta tile roof facing both street frontages. No.5 Allison Avenue is a single storey residential building. The northern adjoining site, at the Gatacre Avenue end, has approval for a multi-story residential development for a boarding house.

The subject site adjoins an R2 (residential zone) which is characterised by smaller scale and lower height development compared to what is permissible in the R4 zone. To the south of the subject site, along Allison Avenue and Gatacre Avenue, stand two residential dwellings that contribute to the overall architectural fabric of the area.

Currently, vehicular access is available from both streets.

Site area
2965.8 m2

Permissible FSR
2.4 FSR: 7117.9 m²

Zoning
R4 - High Density Residential

Height control
15 m



INTRODUCTION

THE DESIGN QUALITY PRINCIPLES

"The design quality principles for residential flat development are the principles set out in this Part.

Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.

Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

PROPOSAL

In this Report the proposal for 1 Gatacre Avenue & 1-5 Allison Avenue, Lane Cove is explained by using the Design Quality Principles listed in Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP).



12 COBDEN AVENUE



2 COBDEN AVENUE



4 MAFEKING AVENUE



7 ALLISON AVENUE



29 ALLISON AVENUE



MAFEKING AVENUE



11 HALDANE CRES



3 KIMBERLY AVENUE



9 MAFEKING AVENUE

PRINCIPLE 1

CONTEXT & 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."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

LANE COVE NEIGHBOURHOOD CHARACTER

The site is located in Lane Cove within the Lane Cove Council, 10.6 Km from Sydney CBD and approximately 1.8km from Artarmon train station.

The site is bounded by Gatacre Avenue to the north and Allison Avenue to the South.

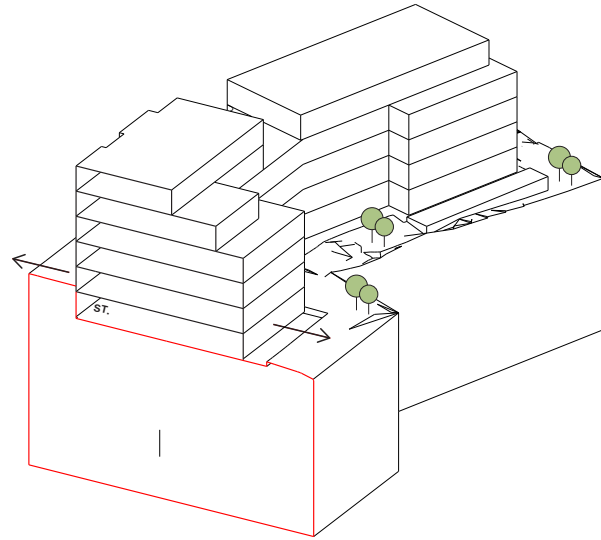
The context is characterized by a variety of buildings, ranging from low-rise residential apartments to high-rise buildings. The architectural styles on display are diverse, with a mix of modern and traditional designs. Many of the buildings have been constructed using materials such as concrete, glass, steel, and brick.

Allison Avenue is predominantly characterised by one and two storey dwellings consistent with the underlying R2 land use zone.

The settlement pattern along Gatacre Avenue is similar to that of Allison Avenue in relation to wide front and narrow side setbacks, where the street itself appears to include a more uniform gradient along its course.

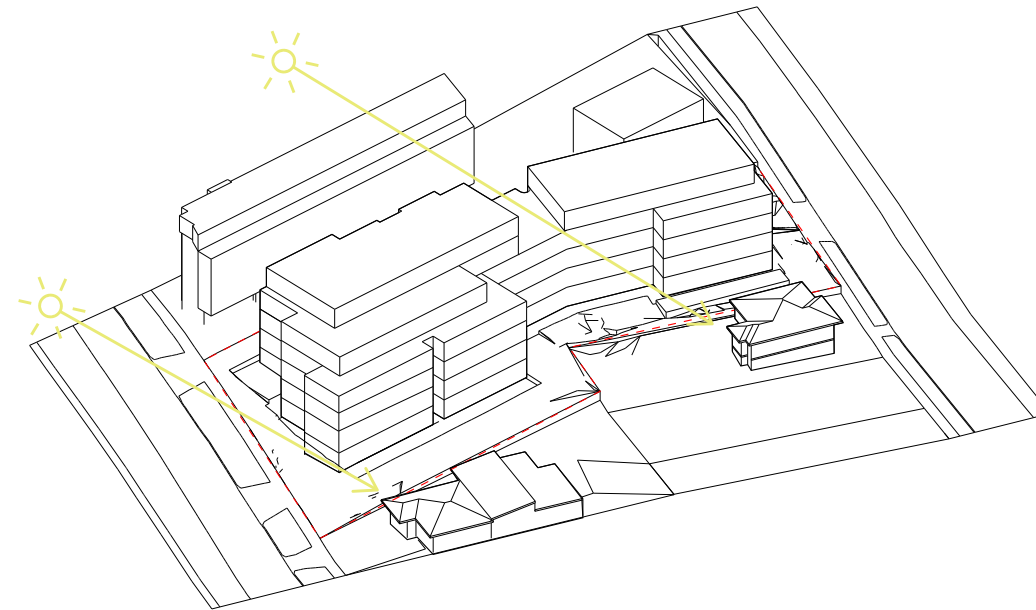
Both the streets are characterised by regularly spaced street tree vegetation.

The proposal seeks to sit in harmony with existing context and also the newer developments that are arising in the nearby area, adding to and not diminishing the existing character. The use of light grey brick on the facade, aligns with the existing aesthetic in the neighbourhood whilst also presenting them in a contemporary style and form that is not out of place with the emerging high density vision. Exposed concrete slab edges, raw concrete balustrades and details help to frame and express the brick in a new and different way.



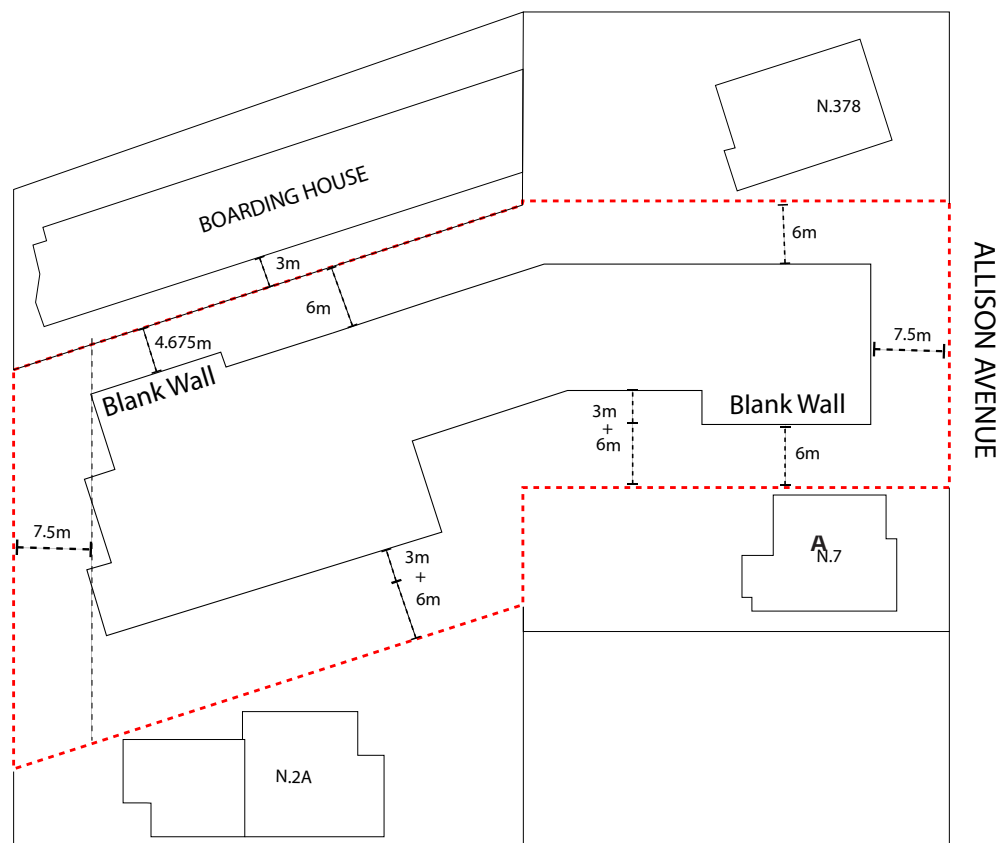
1. SITE TOPOGRAPHY

- Building form follows the steep topography of the site and avoids subterranean conditions for units.

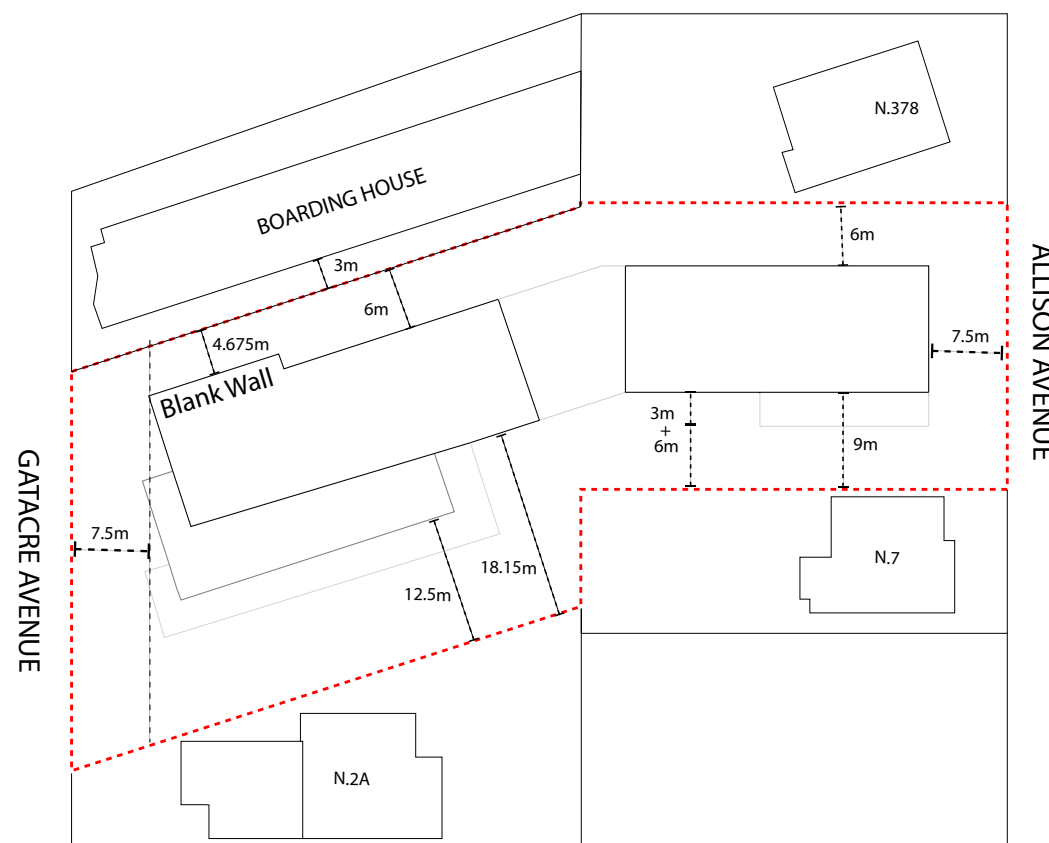


2. BUILDING ENVELOPE LAYOUT AND ORIENTATION

- The floor plates are oriented to achieve maximum solar access and cross ventilation.
- Maintaining neighbourhood privacy.
- Minimise overshadowing impact to adjacent properties.



3. SETBACKS



4. UPPER SETBACKS

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.

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

BUILT FORM

Sitting in the R4 - High Density Residential Zone, the proposed development adopts a bulk and scale appropriate for the growing density in the area, whilst also respecting the existing neighbours.

Massing and scale is determined by establishing appropriate setbacks to the boundary and fully adhering to the height plane control, creating an envelope that will be respectful or neighbours, but also allow for a suitable number of apartments with quality amenities.

Special emphasis has been placed on the interface with the R2 zone, aiming to direct the bulk of the building away from the southern boundary to uphold privacy and minimize visual disruption.

- 7.5 m Setbacks are proposed along the front boundaries aligned with the DCP.

- 9 m setback to the south boundary adjoining the R2 properties giving adequate distance aligned with the DCP and ADG. (when habitable interface)

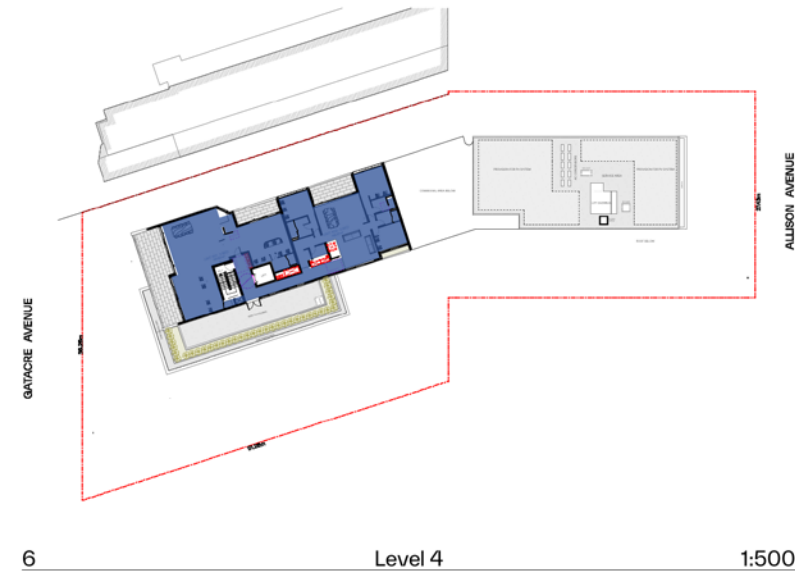
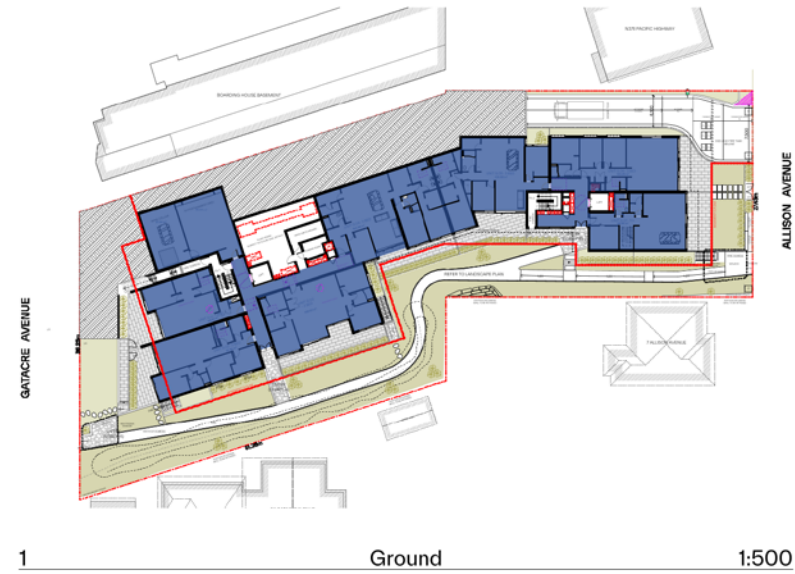
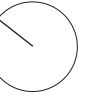
- 6m setback to the north boundary provides separation to the adjoining R4 zones.(when habitable interface)

The proposed building design has emerged following careful consideration of the existing site conditions.

The Upper levels are further setback a from the levels below, establishing a massing that is recessed and less visible from the street while still maintaining usable and comfortable units sizes, that take advantage of the elevated position.

The design has taken into consideration a range of factors, including the shape and topography of the site, zoning, building controls, the local climate and urban factors.

The form articulation has been designed to maximise the solar orientation and privacy to adjacent properties. The development is marked by 2 separate cores (A-B) that distribute the circulation across the levels, while the general massing adapts to the natural ground level.



PRINCIPLE 3

DENSITY

"Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

PROPOSAL

There are a total of 44 apartments in the development, comprising of 6-1 Bed Unit, 18-2 bed Units, 18-3 Bed Units, 2-Townhouses. The apartments are generous in size in line with the apartment sizes within the area.

The proposal also reflects current market demands in relation to typologies and living patterns currently established in the local area.

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.

As such the proposal provides an appropriate density for a residential development in the future context of the area.

The provided carpark, bicycle and motorbike provisions are as per the DCP maximum requirements.



PRINCIPLE 4

SUSTAINABILITY

"Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction."

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

PROPOSAL

A comprehensive analysis of the building is been undertaken as part of the BASIX Assessment however we note the following general design solutions and inclusions as part of the proposal:

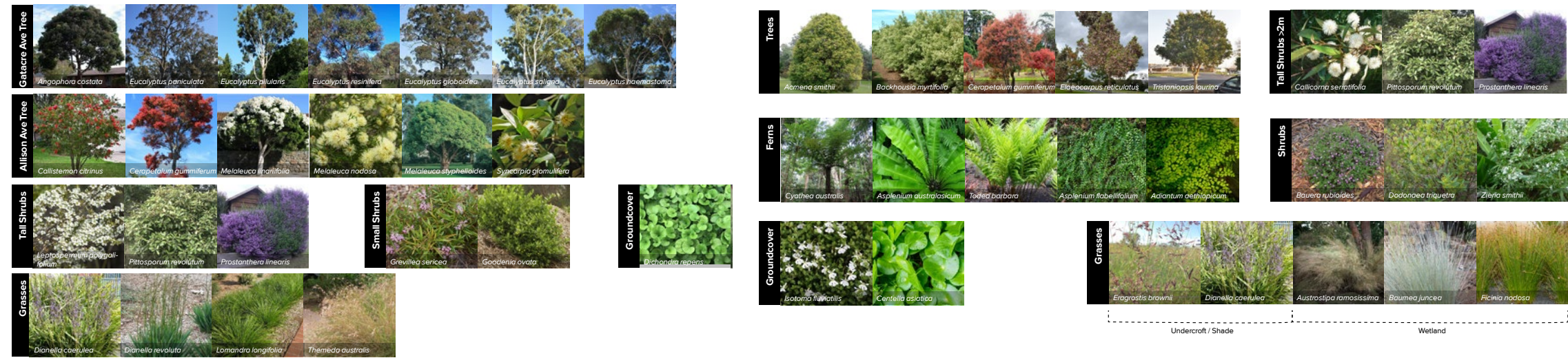
The apartments are designed to maximize the north facing aspect ensuring adequate access to daylight in the winter months. furthermore 70% of the apartments receive more than 2hrs of solar access in mid winter.

Cross flow ventilation has been maximised where possible.

Appropriate overhang depths and recessed balconies provide shade in summer and promote thermal heat gain during winter months.

Energy efficient appliances and fixtures are provided and low maintenance, long lifecycle and reusable materials are proposed.

The proposed development integrates photovoltaic roof panels, a key component in the sustainability initiative aimed at enhancing the building's energy efficiency. Additionally, it includes the provision of 100% EV outlets in the parking area, demonstrating a commitment to sustainable transportation infrastructure.



MASTERPLAN



PRINCIPLE 5

LANDSCAPE

"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP).

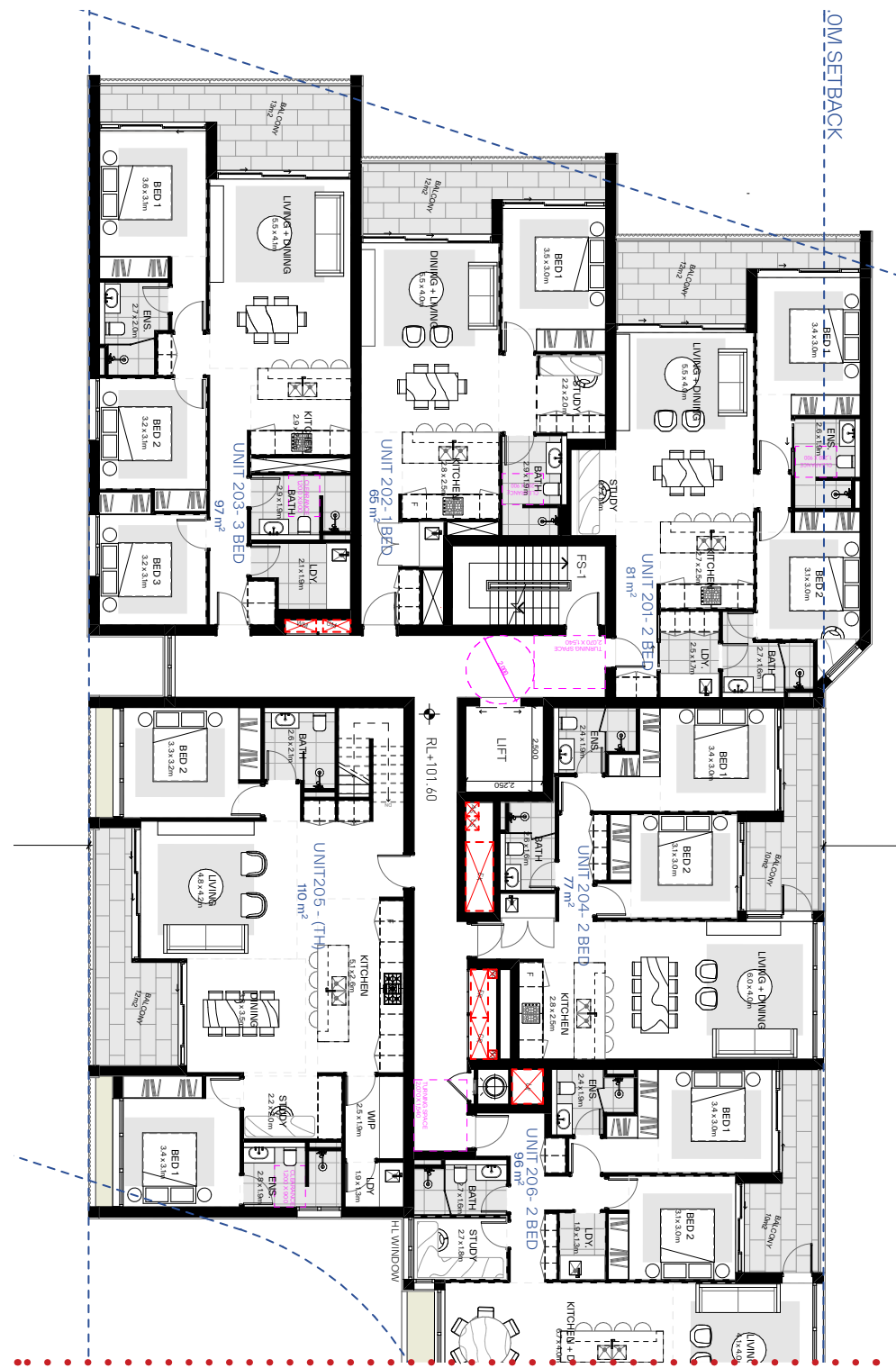
PROPOSAL

A close collaboration with renowned landscape architect ARCADIA has resulted in a synthesis of building design and it's natural surroundings.

The landscape proposal draws upon the ecological character of the Lane Cove area, presenting a planting aesthetic both on the bulding facade (through the use of planter boxes) and on ground floor that has a consistent language and connection with the existing local native environment. The use of a predominantly native planting palette allows a gentle softening of the building footprint around the perimeters into the wider streetscape.

For further information refer to Arcadia Landscape design report.





LEVEL 2
PRIVACY BETWEEN UNITS ACHIEVED BY SEPARATION WALLS

PRINCIPLE 6

AMENITY

"Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP)

PROPOSAL

Generous apartment sizes and general configuration is consistent with ADG objectives. All apartments have compliant private open space balconies or terraces.

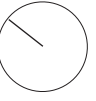
The building layout allows access to direct sunlight to living areas and balconies to a total of 31 Units(70%) achieving 2hr solar access.

All bedrooms and habitable spaces are naturally ventilated, and 70.45% of the apartments achieve cross ventilation.

Privacy between units is achieved by the use of blade structures creating privacy pockets on each balcony. The balconies are appropriately located to minimise the transmission of noise between apartments.

Party walls between apartments are limited and are appropriately insulated.

20% of the dwellings are to be provided as adaptable. The proposal provides 9 adaptable dwellings and 9 livable dwellings.



PRINCIPLE 7

SAFETY

"Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP).

PROPOSAL

Clearly identifiable building entrances are located in correspondence .The entry is clearly visible from the street, suggested by the gatehouse located on both frontages of the development .

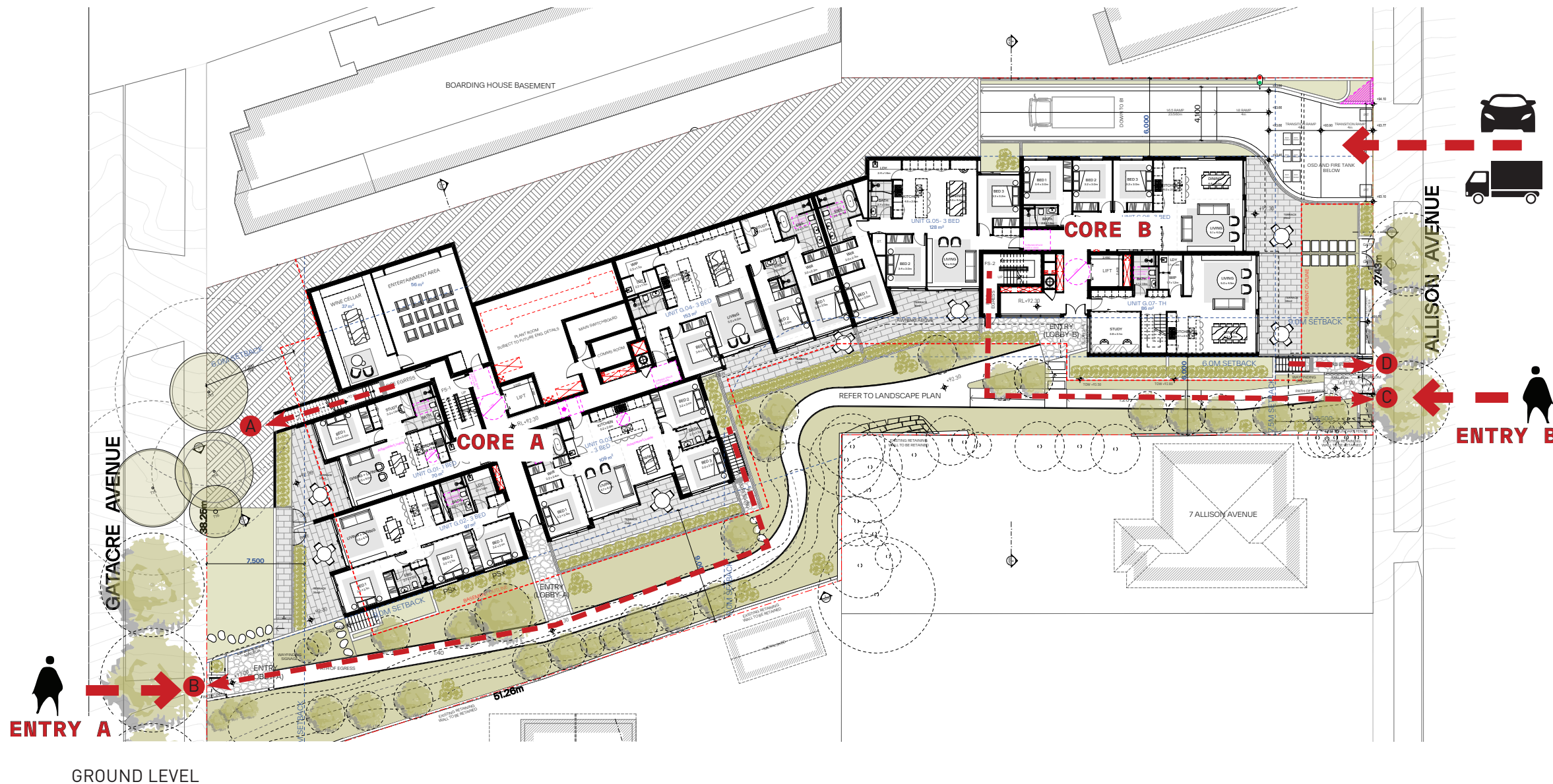
All apartments are with a keyed system incorporating a high level of occupant security.

Secure basement car parking is provided with keyed access. Egress stairs at both basement (B-D) and residential (A-C) levels provide paths for all residents from all parts of the building to open space.

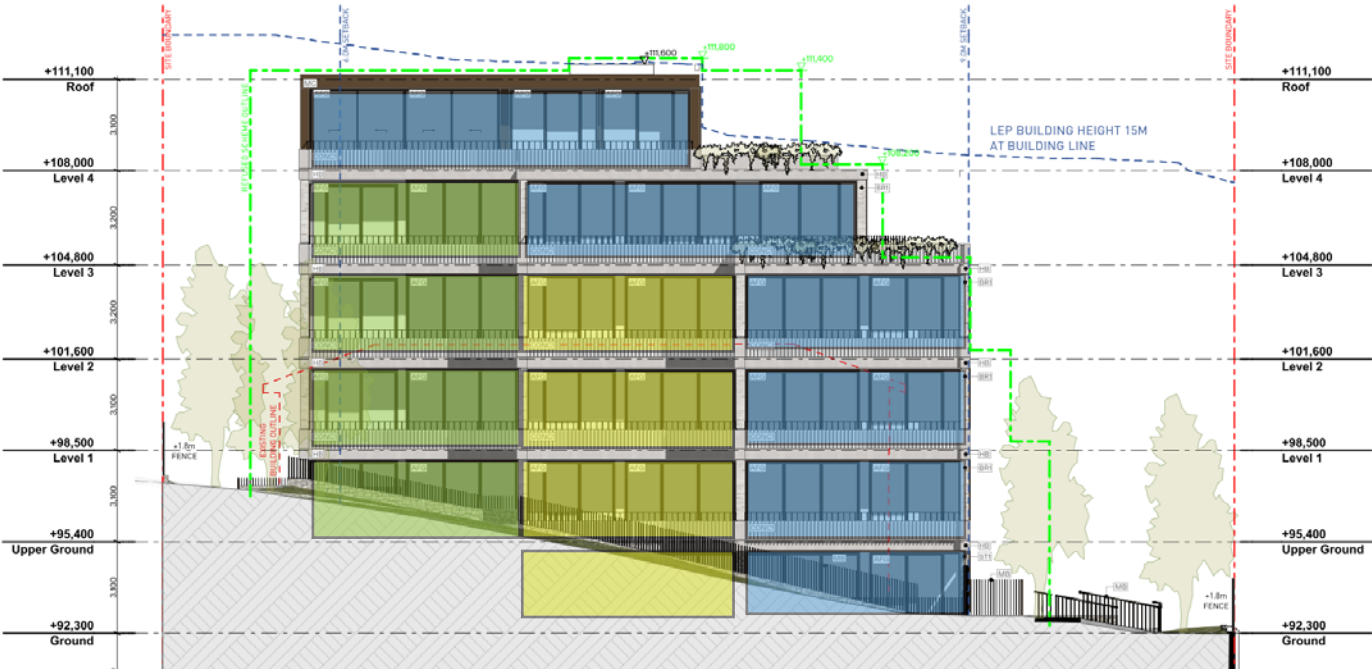
Clear circulation paths in the basement allow safe pedestrian movement, in particular when waiting at the lift and access to individual parking spaces and storage areas.

The principal communal open space located at level 3, has been designed centrally to the site.

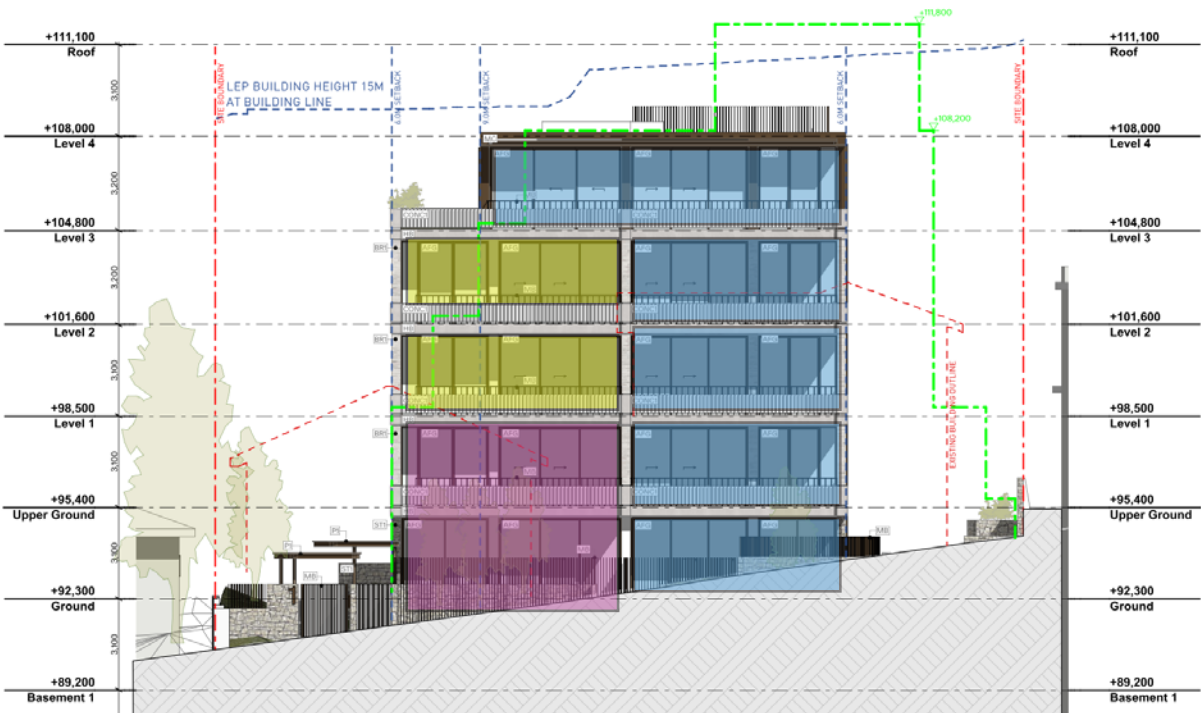
Strategic placement of the vehicular access driveway and loading bay collection entry on the Northern-Eastern corner of the site minimise traffic congestion and provides clear visibility.



• WEST ELEVATION



• EAST ELEVATION



2-4 DENHAM STREET

- 6 x 1-Bed units
- 18 x 2-Bed units
- 18 x 3-Bed units
- 2 x Townhouses

PRINCIPLE 8

HOUSING DIVERSITY & SOCIAL INTERACTION

"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

PROPOSAL

The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants, catering for a high demand in owner occupiers. A proportion of apartments targeted towards a mid to high socio-economic group which can be facilitated given the growth and development of the area.

An analysis has been conducted to ensure the development complies with the 20% Adaptable apartment, 20% 'silver livable' and 80% Visitable requirements.

General access for people with disabilities has also been addressed in the design of the building .

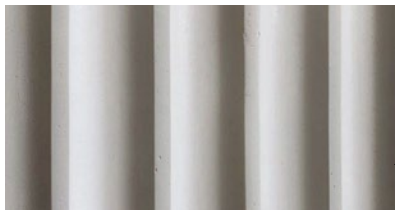
The site is located within close proximity to necessary facilities including public transport, supermarkets, educational and leisure facilities as well as schools.



MC
METAL CLADDING - ELZINC RAINBOW MARRON
BROWN OR SIMILAR



TC
TIMBER CLADDING
NON COMBUSTIBLE MATERIAL



CONC1
FLUTED PRECAST CONCRETE



BR1
LIGHT GREY BRICK - SIMMENTAL SILVER
OR EQUIVALENT



HB
HORIZONTAL CONCRETE BANDS



VB
METAL VERTICAL BATTENS
COLOR DETAIL : P1



AFG
ALUMINUM FRAME GLAZING - DARK BROWN FINISH



MB
METAL BALUSTRADE - DARK BROWN ALUMINIUM OR
STEEL RODS WITH FLAT BAR HANDLE



ST1
SANDSTONE CLADDING - WAMBERAL FREEFORM
OR EQUIVALENT

PRINCIPLE 9

AESTHETICS

"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development."

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area."

Source: Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP)

PROPOSAL

The architectural expression of the proposal seeks to find a balance between the existing neighbourhood character and to create a fresh new contemporary development that will bring great comfort, sanctuary and harmony to its occupants and also to the greater community and neighbourhood.

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 and new developments, the proposal features a consistent base material of face brick to respond to the surrounding context.

The elevations are modulated in expression and designed primarily to respond to sun, views, setbacks and the site. The building has a sculptural form and unique aesthetic, tempered by environmental controls, site response and landscape elements.

Colour and material selections have been made to create transitions between inside and outside and allowing the development to enhance 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 overall design and choice of materials is a suitable addition to the character of the neighbourhood. It creates a quality addition to the versatile building fabric in Lane Cove.

THANK YOU!