

HOUSING SEPP + DESIGN VERIFICATION STATEMENT

Prepared to accompany the S4.55 application to amend the approved Development Consent (DA 35/2024, dated 02/05/2022) submitted for the redevelopment of:

1 Gatacre Avenue, Lane Cove NSW 2066



Prepared on behalf of:

WINIM

Revision:

B

Date:

10 April 2025

Prepared by:

PBD | ARCHITECTS

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Verification of Qualifications/ Statement of 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 revised Development Application.

Statement of Design

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
Director
Registered Architect NSW, No. 7768

Proposed Amendments to Approved Design

The amended Development Proposal seeks consent to make minor design development related amendments, as follows (and as illustrated in detail on the architectural drawings):

1. **Relocation of Accessible Bays and Storage**
Two accessible parking bays have been relocated from Basement Level 1 (B1) to Basement Level 2 (B2).
2. **Change in Slab RL**
The slab RL has been lowered by 150mm to provide increased ceiling clearance.
3. **Relocation of Bike Racks**
Bike racks have been repositioned within the development.
4. **Shoring Wall Alignment with Basement Below**
No changes to deep soil conditions; shoring wall remains aligned with the basement as per the approved DA.
5. **Addition of Storage Area**
A new storage space has been introduced beneath the approved terraces on the Upper Ground Floor.
6. **Reconfiguration of Communal Area**
The entertainment area has been reconfigured into a fitness space with an Infrared Sauna. An accessible restroom has been added, and the cellar has been redesigned for enhanced functionality.
7. **Relocation of Mechanical Fan Exhaust**
The mechanical fan exhaust has been relocated to the rooftop.
8. **Increase in Apartment Sizes**
Apartments located beneath the approved terraces on the Upper Ground Floor have been expanded.
9. **Standardization of Apartment Layouts**
Interior layouts have been amended to ensure uniformity across all apartments.
10. **Modification of Terrace Space**
A previously non-trafficable terrace has been converted into private open space for Units 205, 302, 401, and 402.
11. **Amended Rooftop COS Deign**
The BBQ area has been repositioned for improved accessibility and functionality. General utility sink and rubbish bin added to cos.
12. **Expansion of Unit 205**
Unit 205 has been enlarged to provide additional living space.
13. **Addition of Highlight Windows**
Highlight windows have been added between the communal open space and Units 304 and 305 to enhance solar access.
14. **Relocation of Air Conditioning Units**
Air conditioning units have been moved to the roof level.
15. **Reduction in Solar Panel Capacity**
The number of photovoltaic (PV) panels has been reduced from 175 to 130, lowering total solar capacity from 78kW to 57kW.
16. **Improved landscaping** – larger trees have been introduced along the boundary with 7 Allison avenue, the boardwalk has been realigned, and the timber fence incorporates acoustically treated materials and metal posts.

The proposed amendments have been assessed as to whether they achieve or improve the design quality of the development for which development consent was granted having regard to the design quality principles set out in in Schedule 9, Chapter 4 of the State Environmental Planning Policy (Housing) 2021' (the Housing SEPP) and the ADG.

Design Principles

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.

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

There are no proposed amendments that change the approved design with regards to the criteria for this Principle.

Principle 2: Built Form and 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).

There are no significant changes to the overall building form and scale, with the exception of Unit 205, where an expansion has been made to create a larger living room and improve the amenity views. This extension fully complies with council regulations and the ADG building separation requirements from the boundary.

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).

Unit 205 has been enlarged to provide additional living space. The overall Floor Space Ratio remains unchanged, as the increased thickness of the building's external walls, which accommodate structural elements, offsets the additional space allocated to Unit 205.

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).

The amendments to the unit layouts do not alter this principle; all units continue to benefit from the same high levels of access to daylight and cross ventilation. The number of solar panels on the roof has been reduced. All units will still maintain a high level of amenity and will not have any adverse impacts when assessed against the criteria for this principle, in line with the approved design.

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).

Larger trees have been introduced along the boundary with 7 Allison Avenue, and the boardwalk has been realigned. Enhanced vegetation screening has also been added along this boundary to provide increased privacy. Additionally, the tree species in the Level 3 open space have been changed to predominantly deciduous species.

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).

The communal indoor areas have been reconfigured and enhanced. The cellar area has been redesigned and expanded, while the entertainment space has been repurposed for a more suitable use as a fitness area and infrared sauna. Additionally, a new accessible communal toilet has been added to serve these shared spaces. On Level 3, the BBQ area has been repositioned to improve acoustic amenity for the units surrounding the common open space.

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).

No proposed amendments have been made that would alter the approved design in relation to the criteria for this Principle.

Principle 8: Housing Diversity and 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).

No proposed amendments have been made that would alter the approved design in relation to the criteria for this Principle.

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).

The proposed amendments to the façade are minor and will have no adverse impacts to the approved design with regards to the criteria of this design principle.