

39-43 Princes Highway
Corrimal

SEPP 65 design principle statement



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1.1 background

This SEPP 65 design principle statement report has been prepared by Kennedy Associates Architects for the Development Application for:

Specialist Disability Accommodation Development

incorporating:

In-fill specialist disability accommodation – high physical support design category dwellings

at

**39-43, Princes Highway,
Corrimal**

This report summarises the proposed developments compliance with the provisions of the ADG and its response to the design principles of SEPP 65.

1.2 subject site

The subject site is located at:

**39-43, Princes Highway,
Corrimal**

The subject site is legally described as Lot 6 DP 29329. The site has an area of 3168m² and has a 32.00m frontage to Princes Highway

The site has significant site falls in all direction and has connects to Midgley Street to the south with a right of access. The site is also surrounded by significant bushland to the northern boundary.

The site currently contains a dilapidated brick building proposed to be demolished.

The surrounding site to the south, west and east are all zoned R2 Low Density Residential and the site to the north is RU1 primary production under the Wollongong LEP

The adjacent area is currently characterised by mix of commercial and residential building consisting of a variety of scales from single storey to 2 storeys. The site is located within close proximity of Bellambi train Station and shopping areas.

1.3 proposed development

The proposed development includes:

2 Storeys of Childcare and 1 storey Day program

36 car spaces for the childcare centre and a Day Program located entirely under the two proposed buildings.

6 specialist disability accommodation – high physical support design category units over 3 storeys including.

4 x 2-bedroom units, 2 x 1-bedroom units

1 x Office / Onsite Overnight Accommodation (OOA) for support staff

1 x Internal common room with kitchen, bathroom, and laundry facilities

The proposed development is a 3-storey building with a level car park and garage at the front of the building. Each unit has private open spaces oriented to north.



1. ADG assessment

2.1 compliance summary

Following is a summary of the proposed development's compliance with key measures of the ADG.

For detailed analysis of the project's compliance with the ADG, refer to the accompanying Apartment Design Guide Compliance Table.

Objective	Complies	Acceptable
3D-1 1. Communal Open Space Provision	N/A	Yes
3D-1 2. Solar Access to Communal Open Space	Yes	-
3E-1 1. Deep Soil Zone Provision	Yes	-
3F-1 1. Building Separations	Yes	-
3J-1 1. Car Parking Provision	Yes	-
4A-1 1. Solar Access to Living Rooms and Private Open Space (Sydney Metro Region)	N/A	-
4A-1 2. Solar Access to Living Rooms and Private Open Space (Other Areas)	Yes	-
4A-1 3. Apartments Receiving of 2 hours direct sunlight between 9 am and 3 pm Solar Access at Mid-Winter	YES	-
4B-3 1. Cross Ventilation	Yes	-
4B-3 2. Maximum Depth of Cross-Over or Cross-Through Apartments	N/A	-
4C-1 1. Ceiling Heights	Yes	-
4D-1 1. Minimum Apartment Sizes	Yes	-
4D-1 2. Habitable Room Windows	Yes	-
4D-2 1 Habitable Room Depths	Yes	-
4D-2 2. Combined Kitchen / Dining / Living Depth	Yes	-
4D-3 1. Minimum Bedroom Areas	Yes	-
4D-3 2. Minimum Bedroom Dimensions	Yes	-
4D-3 3. Minimum Living Room Width	Yes	-
4D-3. 4. Maximum Width of Cross-Over or Cross-Through Apartments	Yes	-
4E-1 1. Primary Balcony Dimensions	Yes	-
4E-2 1. Ground Floor Private Open Space	Yes	-
4F-1 1. Maximum Apartments Per Core (per floor)	Yes	-
4F-1 2. Maximum Apartments Per Core (10 storeys)	N/A	-
4G-1 1. Storage	No	Yes

NB: The summary above is not intended to be an exhaustive list of all criteria or guidelines outlined in the ADG, nor all design issues which may be applicable to the subject site and/or development. It contains the measures which, in our experience, most directly impact both the residential amenity of proposed developments and their acceptability in terms of urban design.

A broader discussion of how the proposed development addresses the nine design principles of SEPP 65, for which the detailed provisions of the ADG provide support, is included in section three of this report. This discussion addresses the intended outcomes of the ADG, without necessarily providing reference to individual design criteria or guidance.

Where additional criteria or guidance are considered particularly relevant to the proposed development, or where they provide useful clarification on an issue, they are referenced as required.

2.3 discussion of non-compliance

3D-1-1. Communal Open Space

The area of communal open space is calculated to be 407m² (12%), which is short of the required 25%. Control 6.13.2(1) of WDCP 2009 only requires communal open space for developments containing fewer than 10 dwellings, and this excludes the subject development. The ADG does not prevail over this DCP provision.

There is little utility in the provision of communal open space in small residential developments, particularly in a group home development which provides internal shared areas on the lower ground level.

4G-1 . Storage

All units are provided with storage in accordance with the requirements of this criteria.

Less than 50% of the required storage volume is located within the apartment due to circulation access required with NDIS guideline /
the internal storage comply with NDIS guideline

Additional storage areas have been provided in under croft area (below the car spaces)

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2. design quality assessment

3.1 introduction

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development identifies nine “Design Quality Principles” which aim to improve apartment development’s in terms of both residential amenity and urban design outcomes.

An evaluation of the proposed development’s performance in relationship to the principles is included below.

3.2 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 also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The proposed development has been designed to respond to its context and neighbourhood character.

In particular it:

- responds to the 2 storeys building at right of the way
- provides a highly articulated and modelled massing.
- provides specialist disability accommodation-high physical support units
- is of a high-quality contemporary design which responds to and enhances the streetscapes

The proposed development is consistent with this principle

3.3 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.

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

The proposed development has been designed to be of an appropriate bulk and scale for the site.

The proposed development is considered to be of an appropriate scale in an area

Additionally, the proposed development is compliant with the ADG provisions for cross ventilation, apartment sizes, room sizes, balcony sizes and storage as well as meeting the requirements of the specialist disability accommodation design guide and other relevant access requirements.

The proposed development has been designed to enhance the character of the Right of the way streetscape by providing facades that are highly articulated .

The proposed development is consistent with this principle

3.4 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 has been designed to be of an appropriate density for the site.

The proposed development is consistent with this principle.

3.5 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 liveability 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 has been designed to achieve good sustainability outcomes.

The proposed development is subject to the provisions of BASIX and is accompanied by a certificate outlining its compliance with the environmental sustainability measures required including; resource, energy and water efficiency, solar design, water capture and thermal performance.

The proposed development meets the sustainability measures of the ADG including cross ventilation, low maintenance building materials and low maintenance landscaping.

Additionally, as a 'Specialist Disability Accommodation' development, the proposed development caters for a specific cohort of the population, providing an attractive, high amenity place for people requiring high levels of disability care and contributing positively to the social sustainability of the area.

The proposed development is consistent with this principle.

3.6 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, co-ordinating 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 and provides for practical establishment and long term management.

The proposed development has been designed to incorporate landscape as an integrated element of its overall design.

The landscape design responds to existing site conditions, in particular it:

- has been designed as a continuous landscape
- supports a range of plant sizes and types, including ground covers, shrubs and canopy trees
- includes screen planting for privacy to and from units and the development
- contributes positively to the amenity and living environment of future residents

The proposed landscape design enhances the development's overall design in terms of sustainability, useability, amenity and appearance.

The proposed development is consistent with this principle.

3.7 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 wellbeing.

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.

The proposed development has been designed to provide a high level of amenity for future residents.

The proposed development meets most of the ADG requirements for amenity including, cross ventilation, apartment size and layout, visual privacy, storage, and private open spaces.

In addition to meeting the requirements of the ADG, the proposed development includes a number of other elements which enhance the residential amenity for future residents. These include:

- all units are greater than the minimum required size
- all areas of the development are easily and equitably accessible for users
- high quality contemporary design
- on-site support staff
- compliance with SDA design guide – high physical support category

As previously discussed, the proposed development does not negatively impact on the amenity of neighbouring properties.

The proposed development is consistent with this principle.

3.8 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.

The proposed development has been designed to achieve good outcomes for the safety of residents.

The proposed development is consistent with the Crime Prevention Through Environmental Design (CPTED) principles established by NSW Police

A high level of safety and security is achieved through:

- clearly defined building entry
- legible, continuous wayfinding throughout the development
- on-site support staff

The proposed development is consistent with this principle

3.9 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 and providing opportunities for social interaction among residents.

The proposed development has been designed to achieve an appropriate level of housing diversity and social interaction.

The proposed development responds funding demands and requirements of the NDIS SDA, providing.

- 2 x 1 bedroom & 4 x 2-bedroom high physical support units

The development has been designed for a specific cohort of people and is not provided in the same way a typical apartment building would offer for mix of apartment sizes. There is also no funding option for 3-bedroom high physical support unit under the SDA design pricing.

All units comply with the minimum requirements outline in the SDA design guide for high physical support design category

The proposed development is consistent with this principle

3.10 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 a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposed development has been designed to achieve a high quality, contemporary, visually engaging aesthetic appearance.

Elements contributing to the aesthetics of the proposed development include:

- using a variety of materials and textures including, face brick, fc cladding and metal detailing
- providing contrasting material colours, including dark highlight elements
- a high level of articulation including, projecting balconies, building indentations and architectural roof elements
- careful composition of elements including treatment of windows, balconies and balustrades
- incorporation and emphasis of vertical elements including stacked balconies
- incorporation and emphasis of horizontal elements including metal edges to balconies, brick datum line and roof elements
- composition of horizontal and vertical elements to break up the building massing and volume and create a 'human scale'

The proposed development is consistent with this principle.

3. conclusion

As outlined above, the proposed development has been designed to be consistent with the design quality principles of State Environmental Planning Policy – No. 65 and displays a high level of compliance with the provisions of the Apartment Design Guide.

The proposed development:

- achieves a high level of amenity for future residents
- addresses complex site and context conditions, including view sharing and privacy
- is of an appropriate density, bulk and scale for the subject site, as described by the planning controls and supported by amenity outcomes
- does not result in unreasonable impacts on neighbouring properties
- provides appropriate housing for the SDA participants
- encourages social interaction between residents and creates a positive, healthy living environment
- is of a high quality contemporary and visually engaging design, contributing positively to the area and streetscapes

Additionally, the proposed development complies with all provisions of NDIS SDA Design Guide

This statement has been prepared by Anthony Nolan, director of Kennedy Associates Architects, (registered architect No 6773) with respect to the proposed development at 39-43 Princes Highway

In accordance with the requirements of State Environmental Planning Policy – No. 65

I verify that:

I directed the design of the proposed residential apartment development at the above site



Anthony Nolan
22 June 2023

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