

SEPP 65 DESIGN STATEMENT

Planning Proposal
42-58 Old South Head Road,
Vaucluse NSW 2030

Parker Logan Property

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The logo consists of the lowercase letters 'nta' in a white, sans-serif font, centered within a solid black square.

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This design statement has been submitted to accompany a planning proposal for rezoning 42-58 Old South Head Road, Vaucluse from R2 low density to R3 medium density zoning. In preparing exploratory sketches we have taken account of and incorporated the principles of State Environmental Planning Policy 65. They are as follows;

Principle 1: Context and Neighbourhood Character

30 – 58 Old South Head Road, Vaucluse was identified by Woollahra Council in June 2010 as an “opportunity site” that could be rezoned from 2(a) low density residential to R3 Residential with an FSR of 1:1 and a height of 11m. The key justifications were;

- The site contains existing RFBs which were a non-conforming use in the 2(a) zone (and are a non-conforming use in the current R2 zone)
- The area is characterised by older building stock and the amenity will be improved by redevelopment. Redevelopment is significantly limited under the current zone.
- Rezoning the site to Zone R3 will be consistent with the planning controls and character of development encouraged by Waverley Council on the opposite side of Old South Head.

The proposals site at no.42-58 contain the following developments;

- 42 Old South Head Road – single storey dwelling
- 44 Old South Head Road – two storey duplex
- 46 Old South Head Road – two storey RFB (4 units)
- 48 Old South Head Road – two storey duplex
- 50 Old South Head Road – two storey RFB (4 units)
- 52 Old South Head Road – two storey duplex
- 54 Old South Head Road – two storey duplex
- 56 Old South Head Road – two storey duplex
- 58 Old South Head Road – two storey duplex

Old South Head Road serves as the division between Woollahra and Waverley local government areas. The sites opposite on the eastern side of Old South Head are zoned R3 and have a height limit of 12.5m and a FSR of 0.9:1.

They are as follows;

- 687 Old South Head Road – three storey RFB (19 units)
- 689 Old South Head Road – single storey dwelling
- 691 Old South Head Road – single storey early learning centre
- 693 Old South Head Road – two storey commercial terrace
- 695 Old South Head Road – two storey commercial terrace
- 697 Old South Head Road – four storey RFB (13 units)
- 699A Old South Head Road – two storey RFB (4 units)
- 699 Old South Head Road – single storey dwelling

Behind the subject sites to the west, the topography rises at the rear boundary and the abutting developments are generally sited around 6 to 7m higher than the subject sites (Old South Head Road RLs vary from 65.30 to 67.44 while the ground line of the properties at the rear vary from RL 73.74 to 72.50). The properties to the west are generally two storey dwelling houses or dual occupancies.

The subject site is proposed to be rezoned R3 to allow for medium density development with a height control sufficient to allow 3 storeys and a FSR to reflect a built form at that height.



This responds to the context and neighbourhood character by providing a zoning and height that is similar to the controls set by Waverley Council on the eastern side. The drop in topography from the sites to the rear ensures that development on the proposed sites will be of equal or lesser height than the dwellings behind, with a reduced fourth floor allowing individual designs to be moulded to respond to view lines from these sites.

The proposed controls provide sufficient incentive for the economic redevelopment of the site whilst maintaining the future desired character of the area.

Principle 2: Built Form and Scale.

The subject sites are general orientated from east to west from Old South Head Road which runs north-south. They are relatively deep sites allowing for development of courtyard apartment configurations on larger sites (orientated east west) in combination with row apartments orientated at 90 degrees (north-south) on narrower sites between.

The open courtyard configuration allow for a northern orientated gap (envisioned to be a minimum of 12m wide in accordance with ADG separation distances) which would contain communal open space and allow solar access to adjoining sites to the south.

The northern oriented row apartments would ideally look out to the ends of the courtyard developments with a 6m boundary separation allowing for north facing communal open spaces.

Separation distances would be in accordance with the ADG – 12m between habitable rooms/balconies across courtyards and a minimum of 9m between habitable and non-habitable rooms in adjacent developments. Row apartments are proposed to have a minimum 6m setback from side boundaries to allow for communal open space and sufficient landscaping for privacy.

The height is generally to be 3 storeys reducing amenity impacts on adjacent sites and opening up view corridors from the sites to the west.

Principle 3: Density.

The proposed density would result in a maximum FSR of 1.1:1 This would allow for the orderly and economic development of the proposed sites at a density which is suitable for medium density development located on a major arterial road corridor with good public transport links to local centres. It would provide a maximum density control that would be suitable for larger site amalgamations and should not be required to be varied under clause 4.6.

It is envisioned that the maximum yield over the sites would be approximately 89 units determined as follows;

Total Site Area	5,617sqm
Proposal Max FSR	1.1:1
Max GFA	6,178.7sqm
Max GFA @ 90% efficiency	5,560sqm
Divide by average unit size of 62.5sqm	89 units

(assuming a mix of studios @ 35sqm, 1 beds @ 50, 2 beds @ 75 and 3beds @ 90sqm)

Principle 4: Sustainability

The existing developments on the subject sites are older stock and as such their ESD performance is limited. The proposed redevelopment would provide for high quality dwellings with substantial opportunities for deep soil planting and stormwater drainage.



In the proposed building sketches, the building depth is limited to the ADG controls of 18m allowing for efficient cross flow ventilation and passive solar design. The blocks have been designed with a north or north eastern aspect to all units.

Obviously the individual designs would be subject to BASIX and would be required to pass on heating, cooling, energy and water use.

Principle 5: Landscape

The proposed sketches allow for ample areas of landscaping. Front setbacks are envisioned to be around 5m, side setbacks between 3m - 6m and rear setbacks 4.5m and above allowing for mature and deep soil planting around the developments fringe and providing landscaped buffers to neighbouring properties. North facing opportunities for communal open space are provided and high quality landscaped solutions should be able to be achieved promoting social interaction.

Principle 6: Amenity

The buildings have been shaped to provide a high level of amenity for the future occupants with functional layouts, appropriate room dimensions and efficient shapes. All rooms have been designed with the ability to lay out full size furniture suiting the function of the space. The proposed height limits will enable residential units with a minimum of 2.7m clear ceiling heights.

All units have a good outlook and exception access to daylight and ventilation. The majority of units have solar access with a north eastern or north aspect.

Principle 7: Safety and security

The building designs are envisioned to incorporated legible entrances to the blocks. The pedestrian access points are to be directly from the front boundary. There will be direct access from the secure basement parking area via the internal lift to all residential floors.

Principle 8: Housing Diversity and Social Interaction

The proposed sketch provides for a mixture of unit sizes, configurations and typologies. A medium density residential use is consistent with Council's objectives and the social mix and needs of the neighbourhood. It would be envisioned that adaptable units will be provided in accordance with councils policies.

Principle 9: Aesthetics

This would be a matter for more detailed DA designs, however the suggested built form provides opportunities for high quality architectural designs that respond to the emerging character of the local context.

Regards

A handwritten signature in black ink, appearing to read 'Nicholas Tang', with a stylized flourish at the end.

Nicholas Tang
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