

# **SEPP 65 PRINCIPLES COMPLIANCE STATEMENT**

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Application:  
**SITE COMPATIBILITY CERTIFICATE**

Address:  
**1 PANORAMA AVENUE, WOOLLOOWARE NSW  
AFFORDABLE RENTAL HOUSING**

Prepared for:  
**PACIFIC PLANNING PTY. LTD.**

**ISSUE A  
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## **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 site is zoned R3 Medium Density Residential under Sutherland Shire LEP 2015 (SSLEP2015). It adjoins the Sydney Train T4 Cronulla Line that is zoned SP2 Railway.
- The zone objectives of the SSLEP2015 are to:
  - To provide for the housing needs of the community within a medium density residential environment.
  - To provide a variety of housing types within a medium density residential environment.
  - To enable other land uses that provide facilities or services to meet the day to day needs of residents.
  - To encourage the supply of housing that meets the needs of the Sutherland Shire's population, particularly housing for older people and people with a disability.
  - To promote a high standard of urban design and residential amenity in a high-quality landscape setting that is compatible with natural features.
  - To allow development that is of a scale and nature that provides an appropriate transition to adjoining land uses.
- The zone permits boarding houses, multi-dwelling housing, neighbourhood shops and shop-top housing but prohibits residential flat buildings. There are existing residential apartment buildings within the immediate context.
- The State Environmental Planning Policy (Affordable Rental Housing) 2009, Division 5, applies to this site as:
  - residential flat buildings are prohibited
  - the site is in the Sydney region and is 8m of a public entrance to the Woollooware Railway Station
  - 125m from a bus stop at Kingsway, opposite Woollooware Oval (Route N11 – Cronulla to Sydney Town Hall).
- Refer to concept design drawing SK16 – Proximity Plan.
- A residential flat development may be carried out on the site if the Director-General has certified in a site compatibility certificate that, the development is compatible with the surrounding land uses.
- The proposed development includes residential apartments and a retail premises (32m<sup>2</sup> cafe) at the corner of Panorama Avenue and Swan Street, adjacent to the public entrance to Woollooware Station. Residential apartments and retail premises are both permitted by SSLEP2015 when part of a shop top housing development.
- Residential apartments within close proximity to the railway are suited as affordable rental housing, particularly for older people and people with a disability as studio apartments with excellent amenity.
- The site has dual frontages to Panorama Avenue and Swan Street.
- Panorama Avenue is a dual lane street with parking on one side that terminates in a cul-de-sac. Pedestrian only access is by a through site link that connects Panorama Avenue to Kingsway. The through site link provides driveway access to townhouses. The residential character of this street is detached dwellings and multi-dwelling houses of 1 to 2 storeys excluding basement parking. Front setbacks vary from 3m to 8m, the smaller setbacks are where the site has dual frontages.
- Swan Street connects Kingsway to Woollooware Station and is a dual lane street with parking on both sides. The residential character of this street is dwelling houses and residential apartments ranging in height from 1 to 3 storeys at the Kingsway. Similarly, front setbacks vary from 1 to 7m, the smaller setbacks are where the site has dual frontages. The site is located in a cul-de-sac at Woollooware Station. The height of the train station lift overrun is equivalent to 3 residential storeys in height.
- The street frontage to Panorama Avenue is 31.47m and Swan Street (east boundary) 18.28m. The rear boundary is tapers to 24.60m to the western boundary.
- 2 Swan Street, opposite the site is identified as a local heritage item – general (I4110), "Wyndam Flats" a residential flat building, 2 storeys in height.
- The proposed uses (residential apartments and retail premise) and a 3.0m secondary frontage setback (Panorama Avenue) is consistent with the surrounding context. A nil setback to Swan Street, at the station entry that is activated by a retail premises at street level is compatible and desirable. There are no other sites on Swan Street, to the north of Panorama Avenue

## PRINCIPLE 2: BUILT FORM + 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 site has a diagonal cross fall from the corner of Panorama Avenue and Swan Street to the north west of 860mm. The site falls 870mm along Panorama Avenue to the east and 700mm along Swan Street towards the Station.
- SSLEP2015 limits the maximum height of building (HOB) to 9m on this site.
- The proposed built form is generally below the 9m maximum HOB, except for the roof towards the north of the site along the railway station at the lowest part of the site and the lift overrun. The lift has been located within the plan so that the overrun is not viewed from Panorama Avenue.
- The built form along Panorama Avenue is below the maximum HOB.
- The building comprises a single form on a corner site with dual street frontages, with a 3.0m setback to Panorama Avenue and nil setback to Swan Street. Swan Street is activated with a retail premises at Level 1 (Ground) and the entry lobby.
- The retail premise is setback 1.2m from the street boundary to provide shade and weather protection, avoiding the need for an awning.
- The built form has been punctuated by a wide recess along Panorama Avenue that breaks down the mass into two pieces and a scale that is compatible with adjoining residential apartment buildings, multi-dwelling houses and dwelling houses.
- Along the railway line, the built form steps with the tapered boundary and is unified by a wide cantilevered roof.
- SSDCP2015 requires the following setbacks for multi-dwelling houses:
  - 7.5m primary frontage
  - 3.0m secondary frontage
  - 1.5m side setback at ground floor
  - 3.0m side setback at Level 2
  - 4.0m side setback at Level 3
  - 4.0m rear setback
- Proposed setbacks vary from these in response to the site and context.
- There is a 4.5m to 6m side setback along the western boundary the entire height of the building which exceeds the minimum setbacks required by SSDCP2015.
- This setback meets the minimum separation distance between buildings recommended in the Apartment Design Guide, Part 2F which recommends 9m between habitable/ non-habitable rooms. The studio plan does not require habitable rooms along the western boundary.
- There is a 3.0m to 4.0m secondary street setback to Panorama Avenue which is consistent with SSDCP2015 and the existing building on the opposite side of Panorama Avenue and other corner sites within the immediate context.
- The plan has been organised with living to the north (sun) and open gallery access to the south (shade). The lift and stair core, is contained within the overall form of the building.
- The roof of the building has a low profile and is finished with ballast.
- The side and rear setbacks contain areas for communal open space and have excellent solar access.
- The southern elevation to Panorama Avenue is expressed as an open gallery with a simple arrangement of equally spaced modules, comprising green wall panels and balustrades. This achieves a fine grain that is complementary to the surrounding residential apartments, multi-dwelling housing and dwelling houses. These modules wrap around the corners of the building and unify the architectural expression.
- To the north, along the railway, there are winter gardens that maximise solar access to living areas and district outlook from apartments, while achieving aural privacy which is a common technique along railway lines. The built form achieves more than 2 hours of direct sunlight to all residential apartments at mid-winter.
- Visual privacy is achieved along the western boundary and Swan Street with light weight panels and by limiting outlook.
- The scale of the proposed building is compatible with Woollooware Station and surrounding building heights being generally below the maximum HOB. The built form is below the maximum HOB along Panorama Avenue and articulated respond to the existing character of the street.

## 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 site area is 674m<sup>2</sup>.
- The site has a maximum floor space ratio of 0.7:1 (471.8m<sup>2</sup> GFA) under SSLEP2015.
- The proposed FSR for the development is 1.08:1 (726m<sup>2</sup> GFA).
- If an application was made for a boarding house, the State Environmental Planning Policy (Affordable Housing) 2009, Division 3, the maximum floor space ratio could be increased by 0.5:1 to 1.2:1 (808.8m<sup>2</sup> GFA) which is 92.8m<sup>2</sup> below the maximum permitted by Division 3.
- The State Environmental Planning Policy (Affordable Rental Housing) 2009, Division 5, does not have a maximum floor space ratio, if the Director-General has issued a site compatibility certificate and is of the opinion that the development concerned is compatible with the surrounding land uses having regard to the following matters, including the impact that the development (including its bulk and scale) is likely to have on the existing uses, approved uses and uses that in the opinion of the Director-General, are likely to be the preferred future uses of that land.
- Due to the proximity of the site to transport, parking is not proposed on the site. Division 5, Clause 36(4) does not require car parking in relation to development to which it applies.
- There are 8 x lockable bike stores located at Level 1 (Ground) and are accessed by a side gate to the rear of the site. An internal access pathway connects the bicycle parking with the entry lobby and lift.
- The development has 16 x apartments over 3 residential storeys and includes 29m<sup>2</sup> retail at Level 1 (Ground) at the entry to the Station.
- The increased housing density is supported by the close proximity of the site to public transport; train station (8m) and major bus route (125m), as well community services, shopping, jobs, community facilities and the environment at Cronulla, Caringbah and Miranda – all that can be accessed by train or bus. The site is also well connected to the Sydney CBD.  
Refer to concept design drawing SK16 – Proximity Plan.
- The development will contribute to economic growth and employment opportunities in Woollooware by including a café. This will also provide a use that is compatible with the adjacent train station and will meet the day to day needs of residents who use it.
- The development includes 16 x affordable studios and will include adaptable and livable apartments. These affordable apartments, currently not available within the immediate context, will meet the needs of the Sutherland Shire's population, particularly housing for older people, people with a disability or essential key workers.
- The site has a desirable long, northern orientation which will allow 2 hours of direct solar access to apartments at mid-winter with a high level of amenity.
- The proposed density is compatible with other types of residential accommodation that are also permissible on the site. The addition of affordable housing, in close proximity to public transport and neighbouring commercial centres is currently not available within the vicinity of the site and will meet the needs of the Sutherland Shire's population, particularly housing for older people, people with a disability or essential key workers.

## 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 development is capable of implementing efficient use of natural resources, energy and water throughout its full life cycle. It is required to meet the benchmarks of 25% energy reduction and 40% water reduction set out in the Building and Sustainability Index (BASIX). Green planted walls provide added insulation to the facade
- Apartments have been located to the north of the site, in order to maximise solar access to living rooms and private open space. 100% of apartments receive in excess of 2 hours of solar access at the winter solstice.
- The building form is planned to capture sunlight into the communal open spaces throughout the day, all year round.
- Energy efficient appliances and water efficient devices will be specified to minimise water consumption of resources.
- The secondary front, side and rear setbacks zones contain 242m<sup>2</sup> (36% of the site area) of deep soil, which is in excess of the required 200m<sup>2</sup> (30% of the site area) in SSLEP2015.
- Natural and cross ventilation is employed together with good sunlight access for the amenity and liveability of residents.

## 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 useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.*

- The landscape design is an integral part of the architectural concept 'to create a landscaped building' where landscaped communal open spaces are an essential experience for residents, temper the suburban reality, reduce heat gain, improve air quality and project a sense of greenness and sustainability.

Refer to concept design drawing SK15 – Outline Landscape Plan.

- Communal open space of 188m<sup>2</sup> (27.9% of the site area) is provided within the side and rear setback zones and the front entry forecourt. These spaces will be landscaped communal open spaces and areas of active and passive recreation include seating areas, planter boxes, BBQ facilities. There is an additional 54m<sup>2</sup> of landscaped area within the secondary front setback zone that contributes to the experience of the galleries and streetscape. Landscaped area of 218m<sup>2</sup> (32% site area) is provided as deep soil, in excess of the minimum 30% required by SSLEP2015.
- Communal open space of 120m<sup>2</sup> (17.8% of the site area 674sqm) receives direct sunlight to the principle usable landscape open space for a minimum of 2 hours between 9am and 3pm at mid-winter, well in excess of the 12.5% (84.25m<sup>2</sup>) of the site area recommended by the ADG.
- The communal open spaces are accessible to all residents. Planting will include flowering trees, lush planting with a mix of colour and texture and low-level planting with trailing plants along the edges of planters.
- Planting selections will maximise drought resistant indigenous planting to reduce ongoing water use on the site.

## 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 well being.*

*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 development provides excellent amenity to all residents.
- All living rooms exceed the minimum width of 3.6m for studios and 1 bed apartments. All apartments have a private open space accessed directly from the living area with a minimum depth of 2m which meet the guidelines of the ADG.
- Private open spaces achieve an external area of 6sqm to studios, 10sqm to 1 and 2 bed apartments which satisfy the guidelines of the ADG.
- Visual and acoustic privacy is achieved through orientation, internal layouts and acoustic treatment internally and between communal open spaces.
- To the north, along the railway, there are winter gardens that maximise solar access to living areas and district outlook from apartments, while achieving aural privacy - a common technique along railway lines.
- All apartment achieve in excess of 2 hours of direct sunlight to all living rooms and private open spaces at mid-winter which meets the guidelines of the ADG.
- 60% of apartments are naturally cross ventilated utilising corner ventilation and roof vents at the top of the building. The ADG guidelines recommend 9/16 apartments to be naturally cross ventilated.
- All apartments will have 100% storage within the apartment.
- 100% apartments will be designed to achieve 'silver level' Livable Housing Guideline's universal design features. This exceeds the minimum SSDCP2015 requirement for 10% of dwellings.
- A minimum of 3.2/16 (20%) of apartments will be designed as adaptable apartment and achieve compliance with AS 4299, in accordance with the SSDCP2015 requirement.
- Communal open spaces will achieve a high level of acoustic privacy along the Railway to ensure that it is a pleasant space for passive and active recreation and a place for social interaction.
- All adaptable apartments will also meet the Specialist Disability Accommodation (SDA) design requirements under the National Disability Insurance Scheme (NDIS). From 1 July 2021, all dwelling enrolment applications for SDA will be required to include a certificate from an Accredited SDA assessor, nominating the Design Category the dwelling to be enrolled satisfies based upon Design Standards in the NDIS Specialist Disability Accommodation Design Standard.

## 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 residential entry lobby is located at the corner of Panorama Avenue and Swan Street and is accessed from Swan Street. The entry is clearly visible from the street. Letterboxes are situated outside of the entry lobby and fronting the street to provide excellent casual interactions and surveillance.
- The entry lobby off Swan Street is accessed directly at ground level and has equitable access.
- A small cafe is located adjacent to the entry lobby, but separated by a small forecourt which defines the public and private space. The entry to the café is accessed to the north along Swan Street, adjacent to Woollooware Station.
- The retail shopfront is setback 1.2m from the street boundary with the building above built to the street boundary which avoids the need for an awning.
- All apartments face north and provides opportunities for surveillance of the communal open space.
- A gallery that provides access to all apartments is located to the south, along Panorama Avenue which provides opportunities for surveillance of the street.
- The communal open spaces are safe and secure space, accessed from Level 1 (Ground).



## 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 development includes 16 x affordable studio apartments that are suited to older people, people with a disability, essential key workers and first home buyers. This type of housing is not readily available within the immediate context.
- The State Environmental Planning Policy (Affordable Rental Housing) 2009, Division 5, requires that:
  - for 10 years from the date of the issue of the occupation certificate, at least 50% of the accommodation to which the development application relates will be used for the purposes of affordable housing
  - all the accommodation that is used for affordable housing will be managed by a registered community housing provider
- There are already existing residential apartments located within the immediate context, particularly along Swan Street near Woollooware Station.
- All apartments will have compact layouts with excellent amenity and meet the guidelines of the ADG.
- The apartments achieve the minimum apartment areas recommended in the ADG.
- Communal open space within the rear and side setback zones will be designed to encourage social interaction within the development.
- The small entry forecourt adjacent to the café encourages social interaction.
- All communal spaces will have equitable access.
- The proposed affordable residential apartments are compatible with existing apartments within the immediate context and will meet the needs of the Sutherland Shire's population, particularly housing for older people, people with a disability, essential key workers and first home buyers. The apartments have been designed with compact apartments with excellent amenity and are supported by well-designed communal open spaces to encourage social interaction.

## 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 vision for the building is to create a breathing, living environment that is responsive to the sun, light, air and outlook that complements its residential setting and frontage to the railway line.
- The architectural concept for the project is freestanding building form within a landscaped setting that is articulated as a series of modules, along the street and railway line to adjust the building bulk and mass to the residential and pedestrian scale.
- The proposed development is crafted, contemporary and connected. These three key ideas underpin the aesthetics. The rich, visual nature of the architecture comes to life with clear and translucent glazing, dark metallic frames and natural off-form concrete that contrasts with planting that circles the building to soften the facades. Deep recesses along the Panorama Avenue and to the railway line amplify the sun and animate the facades.
- The building materials and colours comprise light grey off-form concrete and light weight panels to streets, brown face bricks along-side boundaries, glazed wintergardens, off-form concrete ledges and soffits and translucent glass partition screens between apartments.
- The architectural character is compatible with the existing developments in the immediate context, but is clearly defined to give a variety of grain and character within this framework. Its limited palette of materials and simple form gives the building its own strength without attempting to compete with the existing context.
- The appearance of the building along Panorama Avenue is characterised by a horizontal ribbon of light weight panels and windows that creates a simple rhythm along the gallery and provides overlooks the landscaped secondary setback. In an environmental sense, the kinetic ribbons will vary with the time of the day and altitude of the sun. The planting is also alive and will change with each season.
- Along Swan Street, the café is contained within the building form which 'floats' above and activates the street. The residential entry maintains a strong connection to the landscape and is enclosed by a glass screen.
- The appearance of the building from the railway line to the north is characterised by deep, living areas and wintergardens that step along the tapering boundary and are covered by a 'floating' cantilevered roof. The glazed wintergardens maximise outlook to the north and sunlight and are a glass screen to mitigate intermittent noise from the railway. Operable louvres provide the resident with the ability to open or close the wintergarden depending upon the time of day and environmental conditions. Glazing to winter gardens will also implement trickle vents that adjust to outside temperature while maintaining the acoustic performance of the winter garden - a common technique used along railway lines.
- The building exterior is generally finished in a simple palette of materials including off-form concrete, light weight panels and glass which are tailored to the orientation and location. The roof has a thin slab edge to achieve a lighter appearance against the sky.
- Tree planting within the secondary setback zone and lower level planting will enhance the streetscape.