Qualified designer statement required under Section 29 of EP&A Regulation

Prepared to accompany the Development Application submitted to Northern Beaches Council.

Project Address:
94, 96 Park Street & 4 Kunari Place, Mona Vale

Prepared on behalf of:
Mona Vale Central Pty Ltd

Prepared by:
Walsh Architects Pty Limited trading as Walsh Architects

Verification of Qualifications
Michael Hatch is a registered Architect in the Australian Capital Territory (2621) and has Automatic Mutual Recognition in New South Wales

Statement of Design
Walsh Architects has been responsible for the design of the project since its inception while having worked in conjunction with a wider consultant team. The project has been designed to contribute positively to the local area and respond respectfully to the local planning and design controls including the best practice design principles of SEPP Housing.

The project has been designed to contribute positively to the local area and respond respectfully to the applicable planning controls and the design considerations prescribed by Chapter 4 – Design of residential apartment development of State Environmental Planning Policy (Housing) 2021 (SEPP Housing). Details of the design compliance are included in the attached Qualified Designer Statement required under Section 29 of EP&A Regulation.

Michael Hatch
Senior Associate

ACT Registered Architect No. 2621

Apartment Design Guide Compliance Statement

Prepared to accompany the Development Application submitted to Northern Beaches Council.

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Design Criteria		Control Compliance	Notes
3D	Communal Open Space	YES	The proposed development provides a total of 1,197m² of communal open space, representing 38% of the total site area and exceeding the minimum 25% requirement. The primary communal open space is centrally located within the development and offers a range of residential amenities in a landscaped setting. It is designed with level access from both residential buildings and connects directly to the communal amenity pavilion. The communal space also achieves solar access for a minimum of two hours between 9am and 3pm (between 1-3 specifically).
3E	Deep Soil Zones	YES	The proposed development includes deep soil zones with a minimum dimension of 6 metres covering a total area of 463m², which constitutes 15% of the total site area.
3F	Visual Privacy	YES	All habitable room windows and balconies are set back a minimum of 6 metres from side boundaries. Where setbacks are less than 6 metres, these areas consist of non-habitable rooms or blank walls to ensure visual privacy is maintained. Furthermore, the separation distance between the two residential buildings on-site is approximately 20 metres, exceeding the minimum requirements specified in Figures 3F.2 and 3F.4.
3J	Car Parking	YES	The proposal includes basement car parking that complies with the requirements of the Pittwater DCP. A Traffic and Parking Assessment Report prepared by Genesis Traffic accompanies the development application and confirms that the proposed parking provision and layout meet the relevant planning and design standards.
4A	Solar and Daylight Access	YES	The proposed development exceeds 70% Solar Compliance. No apartments receive less that 15mins of sun.
4B	Natural Ventilation	YES	The proposed development achieves 100% natural cross ventilation across all apartments, in accordance with the design criteria. No apartments are designed as deep or cross-through units, ensuring compliance with the maximum 18-metre apartment depth requirement.
4C	Ceiling Heights	YES	Ceiling heights of 2.7m are provided for habitable rooms and 2.4m for non-habitable rooms.

4D-1	Apartment Size	YES	All proposed apartments exceed the minimum internal area requirements, and each habitable room is provided with a window to an external wall, with a glazed area equivalent to at least 10% of the room's floor area, ensuring access to natural light and ventilation in accordance with the criteria.
4D-2	Apartment Depth	YES	All open plan apartment layouts have habitable room depths not exceeding 8 metres from a window to the kitchen bench, in accordance with the design criteria.
4D-3	Apartment Layout	YES	Bedrooms and living rooms meet or exceed minimum dimensional requirements with all bedrooms having a minimum dimension of 3m excluding wardrobe space.
4E	Private Open Space and Balconies	YES	All balconies and primary open space meet or exceed minimum dimensions.
4F	Common Circulation and Spaces	YES	The proposed development features covered open-air corridors serving a maximum of four apartments per level, with access provided via a single lift core and a centrally located fire stair. This design ensures natural light and ventilation to all common circulation spaces.
4G	Storage	YES	The proposed development provides storage volumes for each apartment type that exceed the minimum requirements. At least 50% of the required storage is located within each apartment with the remainder in private garages and dedicated private storage areas at lower levels.

SEPP DESIGN STATEMENT

94, 96 Park Street & 4 Kunari Place, Mona Vale

Introduction

Site Description

The site is located in the suburb of Mona Vale within the Northern Beaches Council Local Government Area (LGA), approximately 28km north of Sydney Central Business District (CBD), and is comprised of DP11108 (94 Park Street), DP222636 (96 Park Street) and DP226681 (4 Kunari Place).

The site is bounded by Kunari Place which runs parallel to the west and north-west boundary for a total of 54.52m, and Park Street which runs parallel to the south-west boundary for a total of 20.62m. Its south-east (80.41m) and north-east (53.37m) boundary is shared with neighbouring houses along Park Street and Kunari Place respectively. The site has a fall of approximately 9.5m from its south corner to the north corner. It has a total surveyed area of 3071.048m^2 and is situated within an R2 (Low Density Residential) zone under Pittwater Local Environment Plan 2014. A maximum building height of 9.5m applies to the site due to it being located in the 'outer zone' of the Low and Mid Rise found in SEPP Housing 2021 Chapter 6. This site then incorporates Affordable Housing which allows up to a 30% increase in height and FSR, so the new applicable height limit is 12.35m.

The three existing sites currently accommodate three 2-storey houses, one 1-storey house and their respective ancillary structures including pools, water tanks and sheds. The immediate surrounding context is characterised by 1-2 storey residential dwellings. The broader context has Bayview Golf Club approximately 340m to the north, Mona Vale town centre approximately 550m to the east and Mona Vale Beach approximately 1.5km to the south-east.

Design Proposal

The Development Proposal includes:

- The demolition of existing residences and ancillary structures.
- The construction of two 4-storey apartment buildings comprising of:
    - 2 x one-bedroom dwellings.
    - 13 x two-bedroom dwellings.
    - 12 x three-bedroom dwellings.
- The construction of a common amenity space comprising of:
    - A lap pool and spa,
    - A cold plunge and sauna,
    - A gymnasium, and
    - An outdoor kitchen and dining area.

Principle 1: Context and Neighbourhood Character

(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.

(2) Responding to context involves identifying the desirable elements of an area's existing or future character.

(3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

(4) Consideration of local context is important for all sites, including sites in the following areas—

(a) established areas,

(b) areas undergoing change,

(c) areas identified for change.

- The site has been identified in the Low and Mid Rise Housing Policy as a 'Low and Mid Rise Outer Housing Area' and is therefore nominated as an area identified for change.
- The proposal responds directly to the objectives of this Area; providing much needed densification in a key location to Mona Vale.
- The subject site is well serviced by public transport; bus routes can be easily accessed along Maxwell Street which is within approximately 150m walk. Bayview Golf Course is located across the road, Village Park is located approximately 550m from the site, and Mona Vale Beach is located approximately 1.5km from the site.
- The development proposes large, landscaped setbacks to the street boundary which will contribute to the Park Street and Kunari Place street frontages. The generous amount of landscaped area to the perimeter of the site will serve as a buffer zone between the development and its neighbours.
- The landscape design retains several high-quality native trees and incorporates extensive new native planting across the site, ensuring the development is thoughtfully integrated into its natural surroundings.
- A simple and consistent palette of materials and a refined contemporary building form will ensure a sophisticated integration of the proposed building into the existing context. We believe it contributes greatly to the quality and identity of the area.

Principle 2: Built Form + Scale

(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

(2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following—

(a) building alignments and proportions,

(b) building type,

(c) building articulation,

(d) the manipulation of building elements.

(3) Appropriate built form—

(a) defines the public domain, and

(b) contributes to the character of streetscapes and parks, including their views and vistas, and

(c) provides internal amenity and outlook.

- The proposed built form has been carefully designed to respond sensitively to the surrounding context through a considered approach to scale, massing, and articulation. The scale and bulk of the buildings are moderated through a large central amenity area and deep landscaped terraced setbacks coupled with a clear architectural language of curved balconies and dark dynamic recesses to provide a high level of articulation and visual interest, reducing perceived mass and creating a layered, human-scaled development that sits comfortably within the local streetscape and broader Mona Vale character.

- Although the development comprises four storeys, the steep topography of the site allows the built form to present as a more modest three storeys when viewed from the eastern and southern boundaries along Park Street. This sensitive response to the site's natural slope reduces visual impact and ensures the development integrates appropriately with the current surrounding lower-scale residential context.

- The buildings have been thoughtfully arranged to take full advantage of the sites north-western outlook over the adjacent golf course and surrounding hills. Apartment and balcony orientations have been strategically positioned to engage with nearby open green spaces and the centrally located communal area, strengthening the connection between built form and landscape.

- The built form clearly defines pedestrian entry points using deep architectural recesses, integrated signage, and letterboxes, reinforcing a strong sense of address and enhancing legibility from the public domain. Vehicle access is strategically located at the lowest point of the site, off Kunari Place, to minimise visual impact and reduce the extent of basement excavation, contributing to a more efficient and context-sensitive built form.

Principle 3: Density

(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

(2) Appropriate densities are consistent with the area's existing or projected population.

(3) Appropriate densities are sustained by the following—

(a) existing or proposed infrastructure,

(b) public transport,

(c) access to jobs,

(d) community facilities,

(e) the environment.

- The proposed density has been thoughtfully integrated into the site, ensuring it does not compromise the amenity of adjoining properties. Key considerations such as solar access, cross-ventilation, privacy, and scale in relation to existing and future surrounding development have been carefully addressed to achieve a sensitive and contextually appropriate outcome.

- The development includes 27 well-proportioned apartments, comprising a mix of one-, two-, and three-bedroom dwellings. This diverse range of unit types provides high-quality and flexible living options that respond to the varied needs of future residents. The apartment mix reflects both current market demand and established residential patterns within the locality.

- The proposed density is well supported by the existing and planned infrastructure, including access to public transport, community facilities, and local services. It also responds appropriately to the site's environmental context, ensuring the development remains sustainable and resilient in the long term.

Principle 4: Sustainability

(1) Good design combines positive environmental, social and economic outcomes.

(2) Good sustainable design includes—

(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and

(b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.

(3) Good sustainable design also includes the following—

(a) recycling and reuse of materials and waste,

(b) use of sustainable materials,

(c) deep soil zones for groundwater recharge and vegetation.

- The development has been thoughtfully designed to optimise solar access and natural cross-ventilation. Construction materials have been selected with consideration for thermal performance, aiming to reduce heating and cooling demands. A detailed sustainability analysis has been undertaken as part of the BASIX Assessment, ensuring the development meets high environmental performance standards.

- The proposal incorporates low-maintenance, durable materials with long life cycles and reusability in both the structural elements and external cladding, supporting environmental sustainability and reducing long-term resource consumption.

- Climate and location-appropriate plant species have been selected to enhance ecological resilience, while stormwater capture is integrated to provide irrigation for the landscaping. In addition, the proposed design incorporates extensive deep soil zones supporting sustainable landscape outcomes.

- All bathrooms will be mechanically ventilated to the façade or roof to ensure effective air circulation. The development incorporates energy-efficient appliances and water-saving fixtures in accordance with BASIX commitments.

Principle 5: Landscape

(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.

(2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.

(3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—

(a) the local context,

(b) co-ordinating water and soil management,

(c) solar access,

(d) micro-climate,

(e) tree canopy,

(f) habitat values,

(g) preserving green networks.

(4) Good landscape design optimises the following—

(a) usability,

(b) privacy and opportunities for social interaction,

(c) equitable access,

(d) respect for neighbours' amenity.

(5) Good landscape design provides for practical establishment and long term management.

- The proposed development delivers a high-quality landscape design that enhances residential amenity, integrates with the local character, and responds sensitively to the site's topography. The landscape architect has considered species selection to ensure sustainability, visual quality, and privacy for residents. Please refer to the landscape drawings prepared by Plot Design Group, submitted as part of this Development Application.

- A landscape buffer is introduced around the site's perimeter to soften the building's interface with the public domain and surrounding properties, ensuring contextual sensitivity and a strong relationship with the streetscape.

- The planting strategy incorporates a mix of low-maintenance, climate-appropriate species of varying heights and densities, blending seamlessly with the characteristic vegetation of the area.

- Terraced levels across the sloping site facilitate accessibility and increase opportunities for deep soil planting, supporting a robust and ecologically responsive landscape.

Principle 6: Amenity

(1) Good design positively influences internal and external amenity for residents and neighbours.

(2) Good amenity contributes to positive living environments and resident well-being.

(3) Good amenity combines the following—

(a) appropriate room dimensions and shapes,

(b) access to sunlight,

(c) natural ventilation,

(d) outlook,

(e) visual and acoustic privacy,

(f) storage,

(g) indoor and outdoor space,

(h) efficient layouts and service areas,

(i) ease of access for all age groups and degrees of mobility.

- The proposed development has been designed to deliver a high standard of residential amenity for future occupants while ensuring the continued comfort and privacy of neighbouring properties.

- Each apartment has been carefully planned to maximise natural light, ventilation, and outlook, with over 70% of apartments achieving direct solar access for a minimum of two hours between 9am and 3pm mid-winter, in line with design guidance. To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide; however, it is achieved anyway on this site.

- Internal layouts provide well-proportioned, functional living spaces that meet or exceed minimum room dimensions and storage requirements. Cross-ventilation is achieved in 100% of apartments, enhancing indoor air quality and thermal comfort. High ceilings, appropriate window placements, and deep eaves contribute to improved light penetration and shading.

- Acoustic and visual privacy is maintained through considered building orientation, the strategic placement of balconies and windows, and appropriate separation distances both within the development and to neighbouring properties. External communal spaces are landscaped and centrally located, allowing for informal interaction while avoiding disruption to private dwellings.

- It is proposed that 20% of the development will meet LHA Silver level.

Principle 7: Safety

(1) Good design optimises safety and security within the development and the public domain.

(2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

(3) Opportunities to maximise passive surveillance of public and communal areas promote safety.

(4) 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 development features clearly identifiable main building entrances with spacious open entry areas, ensuring adequate visibility and surveillance. These entrances are prominently located to be clearly visible from the street. Additionally, an intercom system with an integrated camera will be installed to enhance security and allow for the identification of visitors to the building complex.

- Residential apartments have been designed in such a way as to have some of the main living areas and balconies facing the street/ public areas for casual surveillance.

- Secure basement car parking provided with keyed and remote-control access. Clear circulation paths in the basement allow safe pedestrian movement, especially when waiting at the lift and access to individual parking space and storage area.

- Clear distinction between public and private spaces will be provided, with well-defined dividers, safe access points and adequate lighting throughout entrances and pedestrian pathways. Separate accessways for vehicles and pedestrians ensure safe, legible movement through the site, with clear sightlines to enhance visibility and promote a secure environment

Principle 8: Housing Diversity and Social Interaction

(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

(2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.

(3) Good design involves practical and flexible features, including—

(a) different types of communal spaces for a broad range of people, and

(b) opportunities for social interaction among residents.

- The size, configuration, and mix of apartments in the development are thoughtfully designed to meet the needs and market demand of future occupants.
- The proposed development includes the provision of five affordable housing units which are offered to a housing provider at an affordable rate, supporting housing diversity and contributing to social inclusion.
- The development complies with all relevant accessibility requirements, with inclusive design principles incorporated throughout. Access for people with disabilities has been carefully considered and integrated into the overall design to ensure equitable and convenient movement within and around the building.
- Generous communal spaces are centrally located within the development, providing opportunities for social interaction, relaxation, and a shared sense of community among residents.
- The site is closely located to public transport networks and Mona Vale town centre is a short walk along Park Street.

Principle 9: Aesthetics

(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

(2) Good design uses a variety of materials, colours and textures.

(3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

- Massing and façade details are designed to respond to both desired character of the area and the existing context.
- The proposal adopts a restrained and contextually appropriate palette in response to the material character of the existing neighbourhood. Light-toned curved concrete forms are complemented by darker recessed cladding, reflecting the coastal character and fresh aesthetic typical of the Northern Beaches.
- The building has a modern and clean aesthetic, tempered by environmental control, site response and landscape elements.
- Colour and material selections have been made to create transitions between inside and outside and allowing the development to add value to 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.