

SEPP 65 Report

140-142 Ocean Street, Narrabeen

Prepared on behalf of: Trio Industries Pty Ltd

Prepared by: PopovBass Architects

Date: Jan 2025

Issue: 1

To be read in conjunction with ADG Compliance Statement

Design Verification Statement

I, Brian Bass of PopovBass, verify that I contributed to the design of this multi-residential development, and that the design quality principles set out in SEPP 65 and the Apartment Design Guide are achieved for the new apartments in the proposed development at 140-142 Ocean Street, Narrabeen.

A handwritten signature in black ink, appearing to be 'Brian Bass', followed by a long, horizontal flourish.

Brian Bass
Director
NSW ARB 6470

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.

Statement of Compliance

- The proposal responds to the streetscape with a well-designed and articulated building with a low-scale pedestrian entry which is secure for residents while directly interfacing with the street
- The proposed building is in alignment with the adjacent residential flat building to the north and the approved multi-residential building to the south, therefore responding to the desired future character for the locality
- The proposed landscape design will enhance the quality of the streetscape by softening the proposal's connection with the ground, allowing it to merge with its surrounds
- The material and colour palette proposed draws upon the predominant character of the streetscape, using materials such as sandstone, rendered masonry and concrete in earthy tones
- The site is serviced by nearby public transport routes along Ocean Street, and is located within 50m walking distance to the nearest bus stop

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.

Statement of Compliance

- The proposal achieves the bulk and scale of the desired character of the street through its well-proportioned presentation to the street, with a two-storey façade set back from the sidewalk that is 1.6m below the maximum 8.5m height at the front setback
- The scale of the proposal is well below the height of the existing neighbour to the north and uses landscaping elements such as partial open fencing, native vegetation and masonry so that it does not dominate the streetscape
- The architectural expression of the angled feature planter creates visual interest to the street and provides an opportunity for more private areas of the front-facing apartments, to contrast with the open balcony and front garden spaces
- The on-grade waste storage room is extended to form the pedestrian entry directly off the street, creating a covered entry area which clearly addresses the street at a pedestrian level and integrating with the front fence typology of the streetscape
- The building is well articulated across the façade and all other elevations in a manner that reduces its bulk and scale where appropriate to maximise sunlight and ventilation for residents
- The ramp access to the basement carpark is of a reasonable gradient and works with the existing topography of the site, with overhanging planters to soften its presence in the streetscape
- Internal amenity and outlook towards the water is provided in both directions to residents where possible, without impacting the views of neighbours



Figure 1: View from Ocean Street showing the bulk of the proposal compared to existing neighbours.

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.

Statement of Compliance

- The development proposes a total of 11 apartments, all of which are 2 & 3-bedroom units with the third bedroom designed as a flexible space which can be adapted to the residents' needs
- The number of units is in line with the low-to-medium density of Ocean Street which consists of a mix of single-dwelling houses and 2-3 storey apartment buildings
- The combined lots with a makeup of 11 apartments would not significantly impact traffic or public transport infrastructure capacities
- The apartments are generously sized with ample opportunities for solar access and ventilation
- The proposal reflects current market demands to achieve a density appropriate to the site and its context

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.

Statement of Compliance

- The proposal achieves a high level of passive thermal design through providing all apartments with two/three aspects, maximising opportunities for cross-ventilation and solar access
- The expressed slab edges are extended to form awnings over full height glazing such that thermal heat gain is maximised in mid-winter while shading glazing in hotter months
- The internal design of apartments results in natural ventilation for the majority of habitable and non-habitable rooms, with internal bathrooms being mechanically ventilated
- Energy efficient appliances and fixtures will be provided to BASIX compliance
- An on-site rainwater tank will irrigate the landscape, minimising use of potable water

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.

Statement of Compliance

- The landscape design (refer to relevant landscaping plans by Jane Britt Design) aims to integrate the proposal with its surrounding landscape using native vegetation and low water use planting of various heights and density
- The private open spaces to the ground floor apartments are predominantly deep soil and landscaped areas, maximising opportunities for landscaped area
- The proposal balances the amenity of residents with opportunities for landscaping to the exterior areas of the building by using planter boxes where possible around the perimeter of the building, and areas of planting are carefully positioned to screen overlooking from neighbouring buildings
- A landscape buffer is provided around the perimeter of the site to respect the site's relation to its context



Figure 2: Planter boxes provide amenity to communal and private spaces while also acting as privacy screening.

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.

Statement of Compliance

- Apartment layouts have been designed to take advantage of the length of the site by positioning rooms side-by-side along the outer facing façade and maximising opportunities for ventilation and sunlight
- Living areas are positioned at the front and year outlook of the site so as to achieve solar access despite significant overshadowing from the 4-storey apartment building to the north
- All apartments achieve cross-ventilation, with all bedrooms and habitable spaces receiving natural ventilation
- Apartments are generously sized and room sizes are in excess of minimums specified in the ADG, designed to a LHA Silver standard
- Fixed screening elements and planter boxes are positioned to screen overlooking into apartments from neighbours, maximising visual privacy while maintaining opportunities for ventilation and sunlight
- The third bedroom in all apartments provides a flexible space which can be adapted to the needs of the residents

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.

Statement of Compliance

- The street-facing balcony and private open space allow for living areas to have passive surveillance of the footpath and area outside the front of the site
- The pedestrian entry gate is clearly identifiable from the street, and requires resident key access
- Pedestrian lobby entries in the car park and from the main pedestrian entry are locked with security doors, and private garages are secure and require remote-control access

- Unobstructed sightlines at the carpark ramp and clear circulation paths within the carpark allow for safe pedestrian movement
- The vehicle and pedestrian entries are clearly defined and located at opposite corners of the street frontage

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.

Statement of Compliance

- The design of the central lobby space facilitates moments of social interaction between residents entering or exiting the building in a secure environment
- Different living needs and demographics can inhabit each apartment as each has different opportunities for living space; for example, a family with teenagers could inhabit Apartment 2 as it has access to a rear pool and additional rumpus space, whereas young professionals could inhabit Apartment 3 and convert the second bedroom into a WFH study area
- The site is located within close proximity to the beach which provides opportunities for social interaction, as well as public transport and other infrastructure

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.

Statement of Compliance

- The scale, mass and materiality take into consideration both the predominant existing character of the streetscape as well as the desired future character of the area
- The muted palette of materials incorporates various masonry elements with earthy tones to match the rendered masonry palettes of the streetscape, with select elements such as timber-look cladding and fluted concrete planters adding visual interest which does not overpower or detract from the local character
- The elevations of the building are varied in articulation, comprising fixed screens, planter boxes, awnings and cutouts in the roof slab for solar access
- All materials chosen are hard-wearing and low maintenance to facilitate the development's longevity, ensuring it remains appropriate within the streetscape now and into the future



Figure 3: Varied materiality and articulation of the building form contributes towards the architectural expression of the proposed building, creating visual interest from the public domain and for residents.