STATEMENT OF DESIGN PRINCIPLES (SCHEDULE 9)
STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

DEMOLITION OF EXISTING BUILDINGS &
CONSTRUCTION OF NEW SHOP-TOP HOUSING DEVELOPMENT

@

21 OAKS AVENUE
DEE WHY NSW 2099

PREPARED FOR: CITE GROUP

*GARTNER*TROVATO Architects
Pty Ltd

ABN 51 673 668 317
ACN 115 186 206

Pittwater Place
Level 1, Suite 13
10 Park Street
Mona Vale
NSW, 2103

PO Box 1122
Mona Vale
NSW, 1660

P +612 9979 4411
F +612 9979 4422
E gta@g-t.com.au

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ISSUE	A

1.0 INTRODUCTION

The location of the proposal is 21 Oaks Avenue Dee Why NSW 2099.

The site is designated on Northern Beaches Council Maps as MU1 zoning, Commercial Centre. The proposal is consistent with the zoning and desired future character of the area.

This application seeks development consent for:

- ▷ The demolition of the existing two storey commercial building on the site.
- ▷ The construction of a new seven (7) storey development with ground level retail and 6 floors of residential apartments containing:
    - ▷ One (1) retail units at ground level.
    - ▷ Two (2) commercial units at Level 1.
    - ▷ Twenty-two (22) residential units above ground floor.
    - ▷ Eighteen (18) car parking spaces for residential units.
    - ▷ Four (4) car parking spaces for residential visitors.
    - ▷ Two (2) car parking spaces for retail.
    - ▷ Car parking in a secure car park with ground level for retail and commercial, basement B1 for commercial, visitor and residents, and basement B2 only for residents, access from Oaks Avenue.

The project has been designed by Gartner Trovato Architects and is illustrated in the architectural drawing submission as prepared by Gartner Trovato Architects. The drawings are identified as follows:
A00, A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23 & A24 (all drawings Revision A and dated February 2024).

As required by Environmental Planning and Assessment Regulation r102(2), we confirm the following:

- That the qualified designer for the original design was Sean Gartner (Registration No. 6072).
- That this SEPP (HOUSING) 2021 statement explains how the design addresses the design principles as per Schedule 9 of the SEPP.

2.0 SEPP (HOUSING) 2021 - ANALYSIS OF DESIGN PRINCIPLES (SCHEDULE 9)

SEPP (HOUSING) 2021

The proposal for a seven-storey shop-top housing development is subject to assessment under the *State Environmental Planning Policy (Housing) 2021*.

In accordance with this SEPP, the following design verification is provided.

> *I, Sean Gartner am a* ***qualified designer,*** *being a registered Architect by the Board of Architects in NSW (Registration No. 6072) and do hereby verify the following:*
>
> *(a) that I designed the residential flat development, and*
>
> *(b) that the building has been designed in accordance with the design quality principles set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021.*
>
> 
>
> *Signed*

As further required by the SEPP, the following detailed responses are provided:

(a) an explanation of the design in terms of the design quality principles set out in Schedule 9 of *State Environmental Planning Policy (Housing) 2021*.

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 context of the immediate locality is characterised by a range of land uses, including the shop top housing and commercial developments along Oaks Avenue.

In the surrounding area, the site is within proximity to the following lands and uses:

- Dee Why Beach
- Dee Why Lagoon and wildlife refuge
- Dee Why Library
- Dee Why RSL Club
- Dee Why Surf Life Saving Club
- Dee Why commercial area
- Pittwater Road
- B-Line Bus route to Sydney

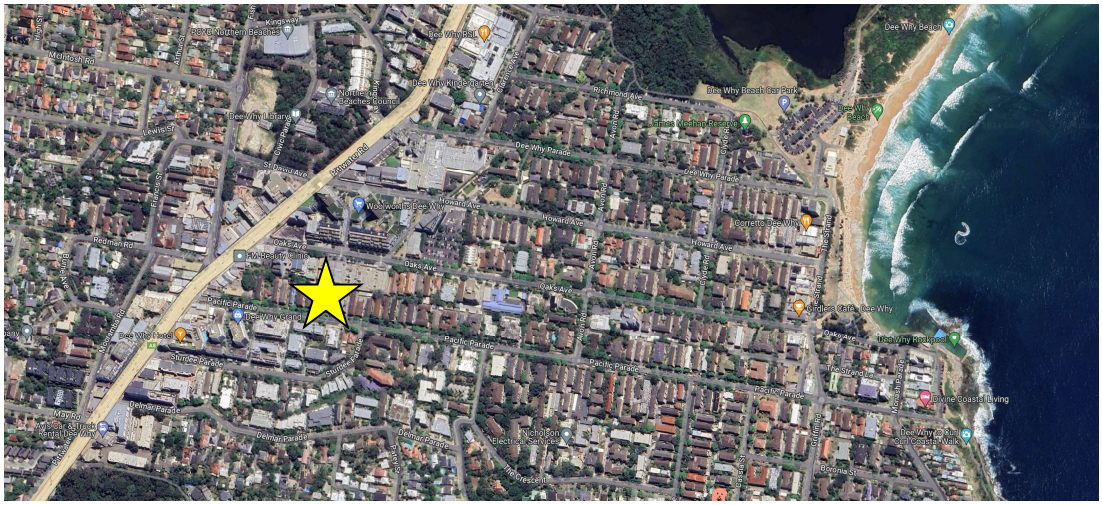

Figure 1: Aerial View of the Dee Why context. The site is indicated by the yellow star.

The proposal is consistent with the uses in the surrounding development.
The design responds to the LEP by proposing a high-quality shop-top housing development in the Dee Why Commercial Centre zone.

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 scale, bulk and height of the proposed development is appropriate to the desired future character of Oaks Avenue. The scale, bulk and height of the proposed 4 storey podium and 3 storey tower form is consistent with the developments opposite at 16 – 28 Oaks Avenue.

The alignment of the podium at the front boundary line, the proportions of the podium in relation to the tower forms, and the shop type housing typology are consistent with the developments opposite at 16 – 28 Oaks Avenue. The articulation and manipulation of building elements (material contrasts, size of windows, use of screens on the upper floors, etc) contribute to the suitability of the proposed developments built form and scale.

The built form of the proposed development in conjunction with that of 16 – 28 Oaks Avenue defines the desired future character of Oaks Avenue.

Figure 02: View of proposal from Oaks Avenue.

Figure 03: View of proposal from Oaks Avenue, showing west façade.

Figure 04: View of proposal from Oaks Avenue, showing east façade.

Figure 5: Bird's eye view of proposal, showing the desired future character of Oaks Avenue.

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 density of the proposal is in response to the social dimension of the precinct and the environmental quality of the development.

The total floor space of the proposed development is related to the consideration of the setback and height controls, combined with complying solar access and cross ventilation. The FSR control for the site is 3.4 : 1, whilst the proposed FSR is 2.9 : 1.

The density is in response to the market demand for a mix of one, two and three-bedroom apartments in the area. 22 residential units are proposed, with 1 retail space and 2 commercial spaces on the ground floor and Level 1 respectively.
The proposed unit mix is as follows: 2 studios, 5 x 1-bedroom units, 14 x 2-bedroom units and 1 x 3-bedroom units.

The density is appropriate for the location of the site in the Dee Why commercial centre, which is within walking distance to shopping, employment opportunities, recreation facilities, the natural environment and transport. The density is appropriate for the desired future character of increased residential density of the Dee Why commercial centre.

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 proposed and the existing buildings on the site are not suited for any re-use of existing structures, and as such, the design seeks to maximise the use of new building technology to minimise resources used in the construction process and in ongoing use. Some of these include:

- 62 m2 (8% of site area) deep soil landscaping at the rear of the site.
- Landscaped internal courtyard on Level 2 to provide light, outlook, ventilation, and cooling for the residential units.
- Passive solar design with sun hoods, external screens, and balcony overhangs to control summer sun. 14 / 22 units (64%) receive 2 hours of sunlight between 9 am and 3 pm on 21 June.
- Large areas of glazing to maximise natural light and minimise the need for artificial lighting in daylight hours. Operable sashes are provided to allow for cross ventilation of 19 / 22 (86%) of the units.
- BASIX certificate specifications of low water use taps and fittings.
- Low energy light fittings for minimisation of power consumption.
- 10,000 litre rainwater tank for landscape irrigation.

Figure 06: View of the internal courtyard and landscape.

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.

Landscaping is proposed in 3 key areas of the development: the rear set-back on the ground floor level, the podium on Level 2 and the Level 4 planter boxes to the units overlooking Oaks Avenue.

The deep soil landscaping in the rear set-back area features canopy trees (Angophora floribunda), small trees and shrubs (Casuarina glauca) and ground covers (Lomandra longifolia

and Cissus hypoglauca). These plants are locally occurring natives and establish a riparian habitat along the existing water course. The deep soil landscaping provides for water and soil management, a riparian microclimate, tree canopy, habitat values, establishment of a green network, as well as privacy and screening to and from adjacent developments.

The Level 2 podium landscaping consists of palms (Livistona australis) and shrubs (Syzigium australe, Hibiscus tileaceus rubra, etc) as well as ground covers and accents. These plantings are a combination of locally occurring natives and exotic species, and have been selected to provide screening, privacy, solar access, visual interest, and a setting for the communal open space.

The Level 4 planterbox landscaping consists of shrubs, accents, and ground covers. The plantings have been selected to provide for solar access, visual interest and softening of the façade when viewed from Oaks Avenue.

An existing street tree with ground covers and seating is located within the public domain on Oaks Avenue.

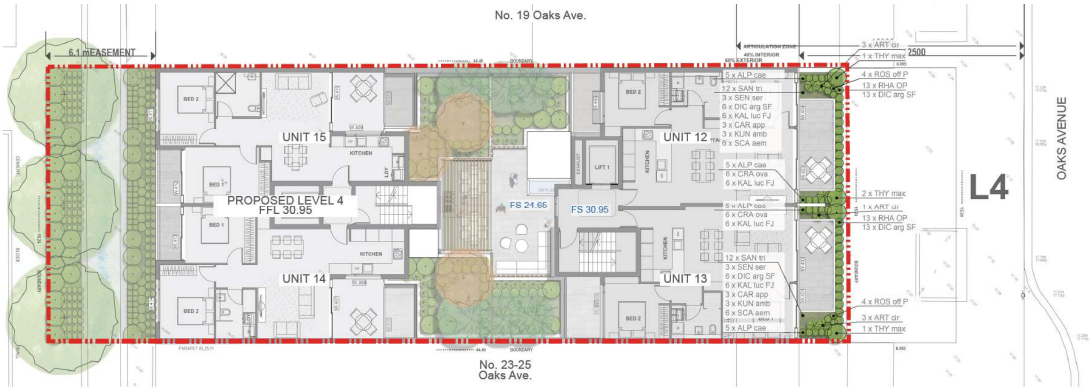

Figure 07: Landscape plan for the proposed development.

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 design creates apartments of excellent amenity. The room sizes are generous, with excess amounts of natural light, ventilation, outlook, and views from the upper units that take advantage of the site's locality and orientation.

The design of the internal and external living areas provides a clear flow and connection between the two to allow them to act as one, maximising the amenity of these areas. Open plan kitchens within the main living area add to the quality and size of living spaces.

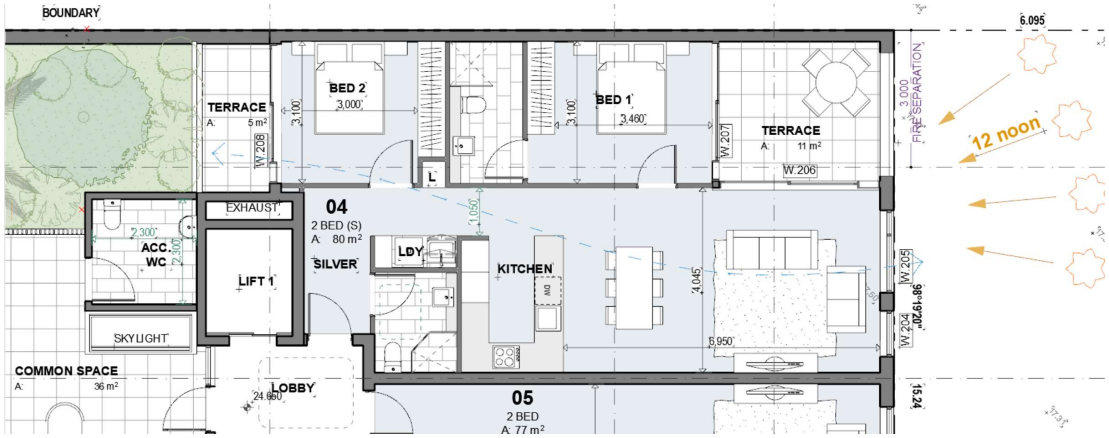

Figure 08: Typical apartment layout in the proposed development.

Visual and acoustic privacy within the development is of high standard. Privacy and outlook to and from the apartments is maximised by orienting most of the living areas either towards Oaks Avenue or the deep soil landscaped area within the rear set-back. Generally, it is only bedrooms that face inward towards the central landscaped courtyard, except for 5 units that have living areas and terraces facing north into this area (units 14, 15, 18, 19 & 22). Privacy to the bedrooms facing into the courtyard area is controlled by the residents using internal curtains and blinds.

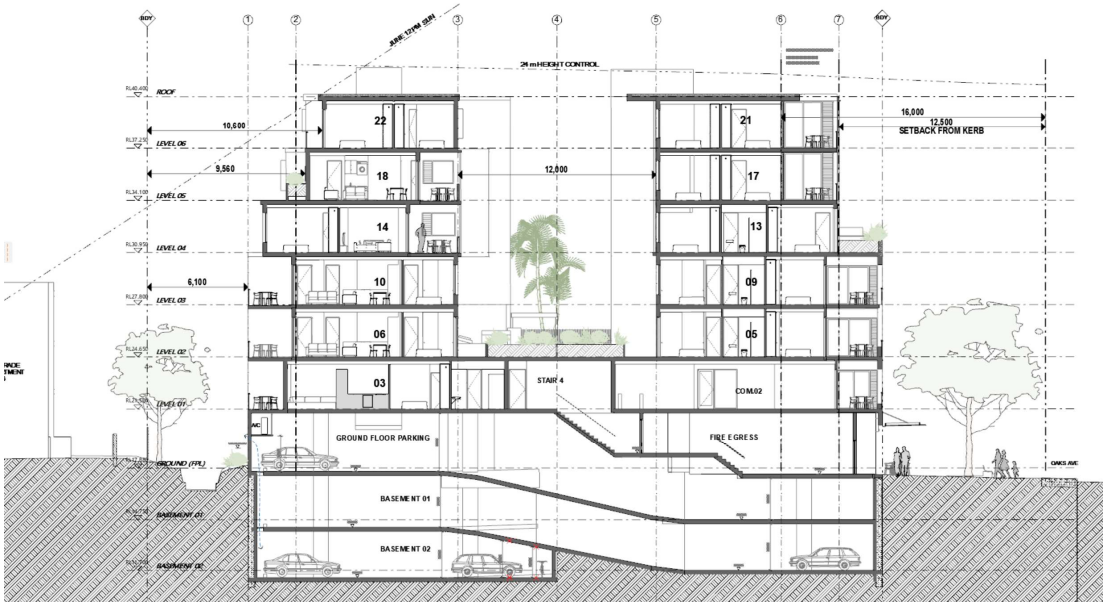

Figure 09: Section through the proposed development, showing arrangement of living areas and bedrooms that face into the internal courtyard.

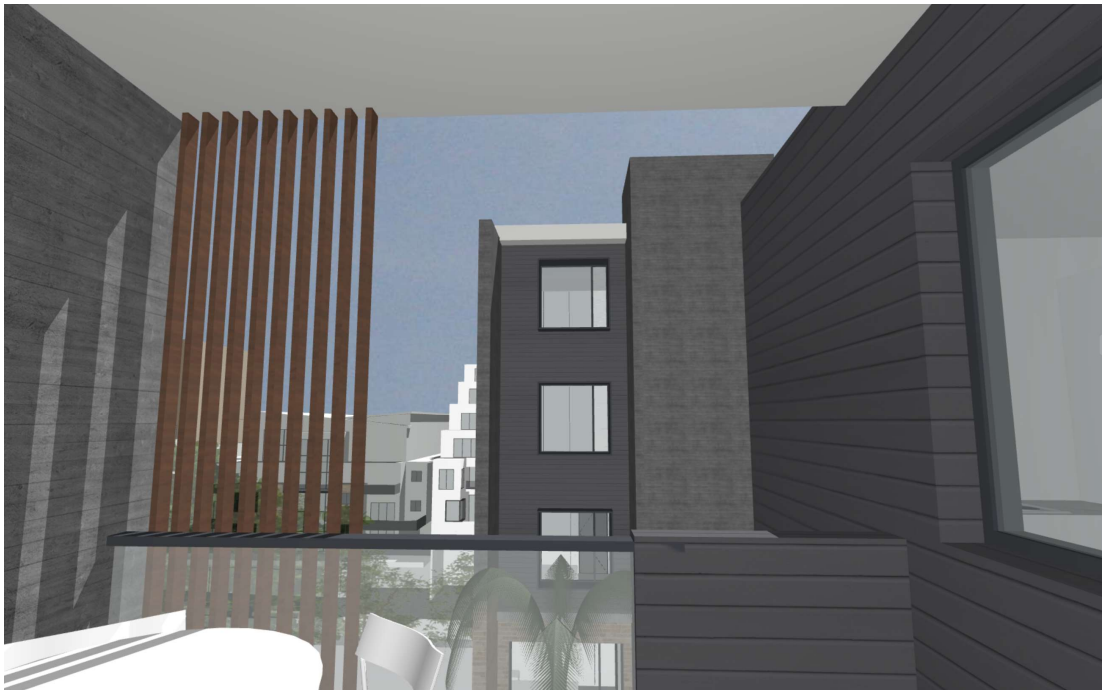

Figure 10: View from unit 19 looking north.

The apartments feature large areas of glazing to maximise the amount of daylight.

14 of the 22 apartments (64 %) receive a minimum of 2 hours solar access to living rooms and private open spaces between 9:00 am and 3:00 pm on 21 June.

19 of the 22 apartments (86 %) are naturally ventilated. The high percentage of naturally ventilated apartments is a result of the planning of the units within 2 separate towers separated by a landscaped courtyard.

All apartments have generous storage space, located in both the apartment interior (studies and linen cupboards) and within a secure area on Level 1.

The development provides both 'Silver Level Living' apartments (3 units = 14%) and adaptable apartments (3 units = 14%) catering for seniors or people with a disability. All areas of the development are accessible.

A communal open space is proposed on the Level 2 podium, with recreation areas, a BBQ and landscaping as additional amenities for the residents.

Safe and equitable access is provided to basement parking, garbage rooms, the building entrance, storage areas, and communal open space via passenger lifts, secure lobbies, and corridors.

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.

Safety and security in the proposed development are well considered. The definitions of public and private space are clear. The terraces provide excellent overlooking of the public domain from private spaces to further enhance safety and security to Oaks Avenue, the Level 2 courtyard and to the deep soil landscaping within the rear set-back.

Secure access is provided to the pedestrian and vehicular entrances. Video intercoms and lighting are provided at entry points.

Retail and residential entrances are clearly defined and secured, with clear lines of sight between security doors and the main street addresses.

A shared access lobby to Lift 1 for residential and commercial use is proposed on basement B1, ground floor and Level 1. These shared lobbies are secure and are considered a low security risk as the commercial workers will be known by either the residents or the building manager.

Figure 11: Passive surveillance of Oaks Avenue from unit 04 terrace.

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 design has researched local estate agents to understand the demand for the apartment size and types in this location. There is a strong market demand by young singles, couples as well as young families. The apartment mix of 1, 2 and 3-bedroom units of varying sizes aims to satisfy these demands. The mixed demographic of younger and older residents will contribute to a sustainable community.

Social interaction is encouraged through the proximity of the Oaks Avenue public domain, the proposed retail shop, the residential entrance, the shared residential and commercial lobbies for Lift 1, the communal open space located on Level 2 adjacent to and within clear line of sight from the lobby for Lift 1.

Figure 12: View of the residential entrance, retail frontage and car parking entrance from the Oaks Avenue public domain.

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 presents to Oaks Avenue as a 4-storey podium with a 3-storey tower set back 2.6 metres from the front building alignment. The proportions of 4:3 work well as a future desired character to the Oaks Avenue streetscape.

The proposal presents a balanced composition of elements, including podium, tower, projections into the internal courtyard, fenestrations, and screens.

A variety of colours, materials and textures are proposed. The podium is clad in brickwork and features a variety of fenestration sizes and proportions. The walls on the ground floor are rendered masonry in a medium grey colour. A glass awning projects out over the Oaks Avenue public domain. In contrast to the brickwork podium, the tower is clad in compressed fibre cement with a white painted vertical pattern or a dark painted horizontal pattern. The fenestrations in the tower are screened with white vertical louvres facing Oaks Avenue, or wood grain finished battens facing the internal courtyard. Boundary walls, and walls to the lift and stair cores are rendered concrete with a light grey finish. Window frames are a dark grey coloured powdercoat finish.

The aesthetics of the proposal responds to the desired future character of Oaks Avenue. Repetition of elements on the streetscape could include a masonry base with a clad tower set-back from the main building alignment. Other repetitive elements could include the glazed street awning and the projecting awning at roof level.

Figure 13: View from Oaks Avenue.

Figure 14: View of the internal courtyard from the north-west, showing the north façade of the rear tower.

Figure 15: View of the internal courtyard from the south-west, showing the south façade of the north tower.

Figure 16: View from the south.

(b) drawings of the proposed development in the context of surrounding development, including the streetscape,

The streetscape is represented in perspective and the 3D electronic model / movie.

(c) development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations,

The LEP requirements are referenced on drawings and are generally complied with.

(d) drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context,
A landscape architectural plan is provided.

(e) if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts,
The development responds to both the existing and future character.

(f) photomontages of the proposed development in the context of surrounding development,
Montages of the proposed development in relation to the existing surrounds are modeled in 3-dimensional computer perspectives from surveyor's measurements.

(g) a sample board of the proposed materials and colours of the facade,
A Schedule of Colours and Materials is included as part of the application.

(h) detailed sections of proposed facades,
Detailed perspectives representing the proposal are included in the architectural drawings.

(i) if appropriate, a model that includes the context.
A movie derived from a 3D digital model of the development is provided exhibiting a high degree of resolution and showing the proposal in its context.