



---

**SEPP 65 DESIGN VERIFICATION STATEMENT & RESPONSE TO STATE ENVIRONMENTAL PLANNING POLICY NO.65**  
**DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT – DRAFT AMENDMENT NO.3 NSW**

The SEPP 65 Assessment relates to the proposed Development Application for the development of 10 Sepp Seniors units at 87-89 Iris Street Beacon Hill.

The assessment examines the proposal in terms of the following principles:

1. Context
2. Scale
3. Built form
4. Density
5. Resource, energy and water efficiency
6. Landscape
7. Amenity
8. Safety and Security
9. Social dimensions
10. Aesthetics

PRINCIPLE 1: CONTEXT	
<ul style="list-style-type: none"> <li>- Good design responds and contributes to its context. Context can be defined as key natural and built features of an area</li> <li>- Responding to context involves identifying the desirable elements of a locations current character or in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area</li> </ul>	<ul style="list-style-type: none"> <li>- The site is located within the boundaries of lot 87 &amp; 89 Iris Street Beacon Hill. Adjacent the site to the north is two storey residential housing. On the East and West side of the allotments is two storey residential housing and similar to the south.</li> <li>- The design has generous setbacks from all boundaries with substantial articulation in its overall form, thereby reducing the bulk and scale on the surrounding development. The street patterning is maintained with the proposition and appearance of a single two storey residence per allotment. The street façade is heavily articulated with “lighter” balconies on each corner, thereby reducing the building mass when viewed from the street. The design will therefore not create any adverse visual impact on the neighbors being similar in appearance to two story houses.</li> <li>- The design also considers and incorporates a combination of similar materials from the surrounding developments. i.e. face brick, rendered surfaces, stone etc</li> <li>- The proposal is consistent with the desired future character of the precinct.</li> </ul>
<p><i>Response to Amendments No 3 NSW :- Context &amp; Good Neighbourhood Character</i></p>	<p><i>The proposal has taken into consideration the local context specifically addressing the setbacks from the adjoining residential houses as well as assessing the scale and character of the precinct</i></p>

11 Marian Street Killara NSW 2071 ▪ Telephone (02) 9498 8811 ▪ Facsimile (02) 9498 4970  
 Email: [info@playoustchurcher.com.au](mailto:info@playoustchurcher.com.au) Website: [www.playoustchurcher.com.au](http://www.playoustchurcher.com.au)

John JF Playoust & Co Pty Limited ACN 008 503 188 and Brett Churcher Architects Pty Ltd ACN 003 751 611 trading as Playoust Churcher Architects ABN 43 709527 294  
 NSW Architects Board Registration number for LJJ Playoust 5931 NSW Architects Board registration number for BK Churcher 5924



PRINCIPLE 2: SCALE	
<ul style="list-style-type: none"> <li>- Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings</li> <li>- Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area</li> </ul>	<ul style="list-style-type: none"> <li>- The scale of the building is articulated throughout its form with the front elevation having deep recessed corners which minimises the buildings mass and reduces the appeared width of the front façade</li> <li>- The pitched tiled roofs speak of the resident surrounding area and the two house forms one on each allotment are similar to what is proposed to be demolished. This reduces the impact of the development when viewed from the street &amp; public spaces.</li> <li>- The style , size proportions and positions of the openings incorporate appropriate façade articulation compatible with the immediate context</li> <li>- All facades are articulated to reflect a residential scale and clearly define both indoor and outdoor spaces.</li> <li>- A rich combination of materials further enhances the scale of the building where heavier Rendered brick and stone elements at the building's base contrast with lighter Weather-text paneling articulated by posts and framing of the verandahs and pergolas.</li> </ul>
<p><i>Response to Amendments No 3 NSW :- Built form &amp; Scale</i></p>	<p><i>The design proposes an appropriate built form and reading as two houses from the street and as single storey residences from the rear of the site thereby respecting the surrounding properties. The 2 storey building in the middle is an appropriate built form for the site size and area.</i></p>
PRINCIPLE 3: BUILT FORM	
<ul style="list-style-type: none"> <li>- Good design achieves an appropriate built form for a site and the buildings purpose, in terms of building alignment, proportions, building type and the manipulation of building elements</li> <li>- 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.</li> </ul>	<ul style="list-style-type: none"> <li>- The proposed building is a 2 storey development with a deeply recessed top floor (3<sup>rd</sup> floor) when viewed from the public domain</li> <li>- The form is heavily articulated especially at the street façade with deep recessed corners. By placing the balconies on these corners, the faced width is greatly reduced</li> <li>- The setback of the middle building units reduces the bulk and height of</li> </ul>

11 Marian Street Killara NSW 2071 ▪ Telephone (02) 9498 8811 ▪ Facsimile (02) 9498 4970  
 Email: [info@playoustchurcher.com.au](mailto:info@playoustchurcher.com.au) Website: [www.playoustchurcher.com.au](http://www.playoustchurcher.com.au)

John JF Playoust & Co Pty Limited ACN 008 503 188 and Brett Churcher Architects Pty Ltd ACN 003 751 611 trading as Playoust Churcher Architects ABN 43 709527 294  
 NSW Architects Board Registration number for LJJ Playoust 5931 NSW Architects Board registration number for BK Churcher 5924



	<ul style="list-style-type: none"> <li>- the building and has little or no impact when viewed from street level</li> <li>- As a result of the buildings form and layout, the units have been designed to provide a minimum of two aspects which allow cross ventilation and appropriate levels of solar access</li> <li>- Louvre screens and openable /adjustable louvres to windows and balconies off living areas to the north and bedrooms reduce any potential of overlooking of adjoining dwellings</li> <li>- The setback from the adjacent houses is heavily landscaped. There is a clear pedestrian travel route to units through the center of the built form from the street entry to the rear units.</li> </ul>
<i>Response to Amendments No 3 NSW :- Built form</i>	<i>Not applicable</i>
PRINCIPLE 4: DENSITY	
<ul style="list-style-type: none"> <li>- Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents)</li> <li>- Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</li> </ul>	<ul style="list-style-type: none"> <li>- The proposal contributes to the growing demand for Sepp Seniors housing choice in residential areas near essential service such as hospitals and shopping centers in the area.</li> <li>- 10 units of generous sizes have been proposed to accommodate the future character of the precinct identified by residents wishing to downsize from family houses on large sites within the area</li> <li>- The proposed density of the development is derived in accordance to the Sepp Seniors Policy.</li> <li>- The proposed density is supported by the local community facilities including public transport, road network, shops and the new Northern Beaches Hospital and growing medical centers in close proximity to the subject site.</li> <li>- Large deep soil zones are provided at the front, side and rear of the property for mature landscaping. This will allow for increased amenity to the residents and ensure adequate privacy.</li> </ul>

<p><i>Response to Amendments No 3 NSW :- Density</i></p>	<p><i>This principle is consistent with the current SEPP 65 principle No.3 Density therefore see above response</i></p>
<p>PRINCIPLE 5: RESOURCE, ENERGY AND WATER EFFICIENCY</p>	
<ul style="list-style-type: none"> <li>- Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction</li> <li>- Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</li> </ul>	<p>-The proposal has been designed to be as efficient as possible in terms of the use of natural resources, energy and water throughout the full life cycle of the building</p> <p>It is intended to use</p> <ul style="list-style-type: none"> <li>- Energy efficient appliances</li> <li>- AAA rated shower heads</li> <li>- Passive solar design as the layout enables all apartments to received the required hours of direct sun</li> <li>- Passive cooling is achieved by using cross ventilation through each unit and appropriate thermal mass</li> <li>- Prevention of solar radiation from entering the building in summer through the windows is achieved by operable external louvre screens</li> <li>- Landscape design has endeavored to use landscape planting to screen winter winds, reduce glare and heat intake and to modify ambient temperature</li> <li>- For the construction of the building all building and demolition waste will be deposited within the selected waste depot</li> </ul>
<p><i>Response to Amendments No 3 NSW :- Sustainability</i></p>	<p><i>This principle is consistent with the current SEPP 65 principle No 4</i></p>

	<i>Sustainability therefore see above response</i>
<b>PRINCIPLE 6: LANDSCAPE</b>	
<ul style="list-style-type: none"> <li>- Good design recognizes that together landscape and buildings operating as an integrated and sustainable system, resulting in greater aesthetic quality for both occupants and the adjoining public domain</li> <li>- Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the developments natural environmental performance by co-ordinating water and soil management, solar access, and microclimate and tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbouring character or desired character.</li> <li>- Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbour's amenity, and provide for practical establishment and long term management.</li> </ul>	<ul style="list-style-type: none"> <li>- There is a substantial increase in planting on the site as per the landscape plan</li> <li>- The landscape plan incorporates a rich mixture of native endemic upper canopy trees with exotic small and feature trees with the intention to enhance the existing natural character of the precinct</li> <li>- The size of these species and appropriate landscape treatment ensures a high level of amenity for the residents and will maintain the amenity of the adjoining residents</li> <li>- The buildings have been orientated and sited to allow for substantial deep soil planting around the perimeter of the building</li> <li>- The deep soil zone not only provides a leafy aspect from the apartments and courtyard but also provides privacy between the proposed apartments and the adjoining buildings.</li> </ul>
<i>Response to Amendments No 3 NSW :- Landscape</i>	<i>The principle of landscape has been developed with both the architectural and landscape design. There are generous areas of landscape which enhances the site's useability and social interaction. The detailed elements are noted in the Design Report</i>
<b>PRINCIPLE 7: AMENITY</b>	
<ul style="list-style-type: none"> <li>- Good design provides amenity through the physical, spatial and environmental quality of a development</li> <li>- Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</li> </ul>	<ul style="list-style-type: none"> <li>- All apartments receive more than the required 3.0 hours of sunlight between 9.00am and 3.00pm during the winter solstice</li> <li>- The building design maximizes the benefits of solar access during winter and minimises overheating during summer</li> <li>- All apartments have cross ventilation</li> <li>- 100% of the apartments have northerly aspects</li> <li>- Storage is provided in all units</li> </ul>

	<ul style="list-style-type: none"> <li>- The apartment layout is efficient in terms of circulation</li> <li>- Room sizes are of good size and will accommodate a variety of furniture arrangements</li> <li>- Balconies and terraces are of generous size and can accommodate a variety of outdoor furniture settings</li> <li>- The development incorporates a small amount of communal open space at the entry pathway to the units.</li> <li>- The developments materials contribute to the energy efficiency of the apartments</li> </ul>
<i>Response to Amendments No 3 NSW :- Amenity</i>	<i>Both Principles of Amenity are similar therefore refer notes above</i>
<b>PRINCIPLE 8: SAFETY AND SECURITY</b>	
<ul style="list-style-type: none"> <li>- Good design optimises safety and security , both internal to the development and for the public domain</li> <li>- This is achieved by maximizing overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities and clear definition between public and private spaces</li> </ul>	<ul style="list-style-type: none"> <li>- The development complies with the principles of safety and security</li> <li>- The development has pedestrian and car access from Iris Street</li> <li>- The generous landscaped setback from the street to the north has allowed a clear line of sight from the street entry structure through to the access pathway to all units entries</li> <li>- The layout of the units ensures views to street are maintained</li> <li>- Passive surveillance is achieved from the apartments overlooking the communal open space</li> <li>- The building has security intercom at both basement level and ground level entry points</li> <li>- Security lighting is proposed throughout the site particularly along pedestrian access ways to maximize safety and security.</li> </ul>
<i>Response to Amendments No 3 NSW :- Safety</i>	<i>The Principles of Safety are similar therefore refer notes above</i>

<b>PRINCIPLE 9: SOCIAL DIMENSIONS</b>	
<ul style="list-style-type: none"> <li>- Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities</li> <li>- New developments should optimize the provision of housing to suit the social mix and needs in the neighbourhood or in the case of precincts undergoing transition, provide for the desired future community.</li> </ul>	<ul style="list-style-type: none"> <li>- The proposed size and mix of the apartments is appropriate for the area with a combination of 2 bed &amp; study &amp; 3 bed units. However, the proposal achieves a good mix of apartment sizes, ranging from 95m<sup>2</sup> to 115m<sup>2</sup>, which provide housing choice for different living needs within the Precinct. Particularly downsizers from larger houses.</li> <li>- The site provides a high amenity to the residents in terms of views, outlook, easy access to transport such as bus and train services</li> </ul>
<i>Response to Amendments No 3 NSW :- Housing Diversity and Social Interaction</i>	<i>In addition to the above, it can be noted that the design for communal spaces offer various areas for which to interact around the site in differing environments throughout the seasons</i>
<b>PRINCIPLE 10: AESTHETICS</b>	
<ul style="list-style-type: none"> <li>- Quality aesthetics require the appropriate composition of building elements textures, material and colours and reflect the use, internal design and structure of the development</li> <li>- Aesthetics should respond to the environment and context, particularly to the desirable elements of the existing streetscape or in precincts undergoing transition, contribute to the desired future character of the area.</li> </ul>	<ul style="list-style-type: none"> <li>- The proposed façade treatment with its combination of materials is sympathetic of the materials used in neighbouring developments</li> <li>- The simple roof form minimises bulk and does not dominate the façade when viewed from Iris Street</li> <li>- Well balanced vertical and horizontal proportions allow the building to sit comfortably not only within its landscaped setting but within its general surroundings</li> <li>- Surface and material articulation of the facades and roof give the building appropriate scale in relation to its context.</li> </ul>

11 Marian Street Killara NSW 2071 ▪ Telephone (02) 9498 8811 ▪ Facsimile (02) 9498 4970  
 Email: [info@playoustchurcher.com.au](mailto:info@playoustchurcher.com.au) Website: [www.playoustchurcher.com.au](http://www.playoustchurcher.com.au)

John JF Playoust & Co Pty Limited ACN 008 503 188 and Brett Churcher Architects Pty Ltd ACN 003 751 611 trading as Playoust Churcher Architects ABN 43 709527 294  
 NSW Architects Board Registration number for LJJ Playoust 5931 NSW Architects Board registration number for BK Churcher 5924

