

15 July 2015

Urbis
Level 23, Darling Park Tower 2
201 Sussex St
Sydney NSW 2000

Attention: Jim Murray
Senior Consultant

Design Verification Statement
Harbord Diggers at Freshwater: DA2014/0875

In regard to Clause 50 (1A) of the Environmental Planning and Assessment Regulation 2000, effective from July 26 2003, I declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 1921 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I confirm that the S96 for to the approved DA2014/0875 achieves or is capable of achieving the design quality principles as set out in Part 2 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development and State Environmental Planning Policy SEPP Housing for Seniors or People with a Disability 2004.

Attached is my Design Verification Statement

Yours sincerely,



Simon Zou

Associate

NSW Architect's Registration Board No. 7281

DESIGN VERIFICATION STATEMENT July 2014

Harbord Diggers at Freshwater: Development Application

Principle 1: Context

Good design responds & contributes to its context. Context can be defined as the key natural & built features of an area. Responding to context involves identifying the desirable elements of a location's 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 & identity of the area.

The development sits on a headland of the Pacific coast between Curl Curl Beach to the north and Freshwater Beach to the south. The proposal is to replace existing development with a group of buildings around a courtyard that is open to the north towards Curl Curl Beach. The building heights and their form respond to the local context by:

- The highest building is within the height of the existing Club building and responds to the higher building heights in the neighbourhood such as the residential flat buildings on Evans St.
- The other buildings are within the local planning height controls (i.e. 8.5m above existing ground) and of a smaller scale to respond to the smaller scale of the single houses opposite on Carrington Parade – with many of the existing houses on higher land.
- The buildings have also been highly articulated to further reduce the scale of the buildings and enhance the street scape context

The courtyard is at a level that is generally between the level of Evans St to the south and Lumsdaine Drive to the north. Below the courtyard at the Lumsdaine Drive level is the new single level Club facility with a broad frontage to the view north across Lumsdaine Drive to Curl Curl beach and the ocean. To the south-east is McKillop Park. The existing surface car park is not part of the site.

Generally, the arrangement of buildings on the site accords with local planning control setbacks and landscaped area. The site is more permeable to pedestrians (people will be able to walk through the site from Evans St to Lumsdaine Drive), through the site to McKillop Park, and most of the courtyard would be accessible to the public during the day.

The collection of buildings and their arrangement has been considered to respond to the differing context and best contribute to the surrounding area. The new buildings will very significantly improve on the quality and amenity of existing development on the site. A comprehensive visual impact assessment has been done of views near and far to demonstrate how the proposal fits in its context. The conclusion is that visual impact is generally negligible from a distance greater than 500m and low to moderate as you come closer. It is reasonable to conclude that generally views and permeability would be improved given the quality of development envisaged by the Architectural Design.

Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk & height that suits the scale of the street & surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk & height needs to achieve the scale identified for the desired future character of the area.

The Harbord headland and nearby coastal environment has a mixed existing built form comprising the large club building itself and its associated structured car park, several residential flat buildings to the south of 3 to 7 storeys and single and double storey houses on elevated land to the west. There is also many residential flat buildings of 2 to 3 storeys in the local area.

The proposal is for generally 3 storeys of seniors living accommodation above a single level of club facility, (with two basement levels of car parking) and the adaptive re-use of part of the existing club building structure which is the equivalent of 5 residential storeys in part. No part of the redevelopment is more than 3 storeys above existing ground except for the adaptive re-use of part of the existing club building.

Due to the topographic changes on the site, the streetscape presentation of the development is as follows:

- Evans St – three buildings Block C and D are 3 storeys for most of the street frontage and have been highly articulated to further reduce their bulk and scale to respond to the area's finer urban grain. The top floors are set back further to reduce the scale. Building E is 5 stories and responds to the 3 story Block B by stepping down in height as it gets closer.
- Carrington Parade – three buildings Block A, B and C at 3 storeys the top floors are set back further to reduce the scale.
- Lumsdaine Drive – A broad single level club at street level across most of the frontage will be framed by buildings at each end – Block F of 5 storeys to the east presenting its narrowest form to the street (the built form is within the existing built form of the club and is significantly narrower than the existing building in its presentation to the Lumsdaine Drive) and Block A of 3 storeys to the west also presenting its narrowest form to the street.
- McKillop Park – Fronting McKillop Park the existing building bulk has been broken into two buildings that open vistas and provide an improved permeability to the site. The proposal is further setback from Lumsdaine Drive than the existing club and setback further from the easternmost boundary of the site.

There is no plant located on the roofs of the buildings all associated plant are located in the basement levels.

The scale of the development is considered to be appropriate for the site and its context. The overall composition has been considered in terms of the existing and future development and potential impacts on neighbours. There is no overshadowing of neighbours between 9am and 3pm throughout the year.

Well articulated façades with deep balconies and wintergardens, sun shading, and extended eaves and operable louvres help reinforce the residential nature and scale of the development. Landscape is in the street setbacks, between the buildings, the large open ended central courtyard and various lower level spaces open to the sky. The landscape elements soften the built development and their extensive area blends with the open space character of the headland location.

Principle 3: Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of the building elements. Appropriate built form defines the public domain, contributes to the character of the streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposed development is comprised of six buildings above the single level club facility which is located and largely concealed underground. The building forms have been arranged to make best use of the opportunities presented by the site: the location of the communal open space, views from the apartments, access to the buildings, solar access and natural cross-ventilation to the apartments, and retaining and enhancing the natural features of the site.

The existing singular form of the existing club building has been broken into two elements to reduce large mass and to enhance permeability within the site. The form of these "Headland Buildings" allows views from the site to the east which were previously obstructed, improving the amenity of the communal courtyard that is central to the development, whilst also improving the views from both the residential units surrounding the courtyard, and regional views from the surrounding local context. The break between the buildings has been positioned to flank the central east west-pedestrian through site link encouraging people to flow seamlessly to and from the Crown Land and McKillop Park, and invite the natural heath and flora of the headland to come seamlessly into the site.

The two headland buildings are intended to become new landmarks for 'The Diggers', Freshwater and the Northern Beaches. They have an important dialog with the existing local headland neighbours, including the sandstone cliffs of North Head and St Patricks at Manly, whilst making an important contribution to the iconic headland. The buildings have been designed to turn the corner of the headland's existing urban form, responding to the radial panoramic nature of the site with shifting planes that orient out to the view.

The ground level of these headland buildings E and F is dedicated to club and communal Seniors Living facilities, while the upper levels which appear to float above the ground are comprised of Seniors Living units.

The residential buildings A, B, C and D have two distinct expressions: one which addresses the courtyard space and expansive coastal vistas and the other that addresses the streetscape. The buildings that interface with the urban edge on Carrington Parade and Evans Street have been designed to be highly articulated, permeable, and friendly.

The intent is to create a development with an almost suburban scale at the interface with suburban Freshwater and South Curl Curl. To achieve this outcome, the bulk of the club is largely concealed within the ground of the headland leaving only the residential units visible from Carrington Parade and Evans Street. While even just the residential component of the development is comparatively large in scale, the visible built-form is heavily modulated to give the development a finer grain expression that is more in-keeping with the character of the local Curl Curl and Freshwater neighbourhoods. Articulations in plan and setbacks to the upper levels significantly reduces the visual bulk and scale of the development. Exterior planting, terraces and balconies contribute to the general domestic appearance of the development. This benefits the residents of the development and also makes a positive contribution to the public domain.

Each building has been carefully placed to respond to the boundary conditions and site contours to achieve the best relationship possible to the street. Particular consideration has been given to the building length and built form of the individual buildings to ensure that the bulk of the individual blocks does not dominate the space around and within the development.

A generous through site link between Evans St and Lumsdaine Drive and from Carrington Parade through to McKillop Park from the large open courtyard opens up the development to the public and contributes to the fine grain nature. Collectively these measures provide an appropriate built form response.

Principle 4: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired futures density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

The density of the proposed development is an outcome of Council's control for a high proportion of landscape area, the local planning control height limits and the adaptive re-use of part of the existing Club building. It is also an outcome of a very comprehensive visual impact assessment by addressing a wide variety of viewpoints in the public domain from many locations near and far.

The site has good access to public transport infrastructure both locally and regionally. There are retail and community facilities within the local area as well as the club, member's services and ancillary functions that are to be provided in the Harbord Diggers Club redevelopment.

The proposed development will create 96 Seniors Living units and a new club complex including ancillary functions. The development will provide adequate parking for both residents and patrons of the club.

The Seniors Living component of the development comprises of a mix of one, two and three bed units which includes a range of units with studies. This is considered to be an appropriate yield for both the area and a Seniors Living development. All apartments will be adaptable as condition of the SEPP 2004 (HSPD), and are also larger than the minimum apartment sizes as set out in SEPP 65.

Principle 5: Resource, energy and water efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. 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.

The proposal embodies excellent passive systems of sustainable design to achieve maximum performance.

These include:

- All living areas and the majority of primary bedrooms to have direct access to external courtyards, wintergardens or balconies, providing natural light and ventilation.
- Deep balconies and wintergardens providing solar shading.
- Compliance with SEPP 65 3 hour solar access requirements, providing daylight penetration to all living areas and bedrooms which in turn reduces artificial lighting and heating requirements.
- Compliance with SEPP 65 natural cross ventilation requirements with the number of units enjoying multiple aspects maximised.
- Operable wintergardens providing comfortable spaces that can be opened to provide ventilation and can be closed to protect from strong coastal winds.
- Sun-screening devices and strong shuttering elements to western facades to reduce solar heat gain in summer and increase control of the internal environment against late afternoon sun.
- Collection and reuse of rainwater

Aspects of the existing club building will be adaptively reused including retaining key floor slabs.

The proposed development meets the targets set out in the Building & Sustainability Index (BASIX). This information is included in a separate report.

Principle 6: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It

enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

The site is largely defined by the natural character of the headland, and hence the proposed architectural and landscape design seeks to enhance the natural features of the site and positively contribute to the local environment by increasing the area of indigenous vegetation.

The landscape proposal for the Seniors Living and Club aims to provide new and improved open space provisions and passive recreation opportunities for residents and club patrons.

There is a significant provision for landscaped area across the site, with heathland planting selected as it is the locally occurring species on the headland. This vegetation community naturally occurs in shallow soils and hence 1m soil depth is not required for substantial vegetation growth. The building footprints have been designed allow an establishment of mature trees and planting adjacent and throughout the site. Planting zones have been accounted for in cleverly designed structural solutions.

The landscape design seeks to provide a variety of spaces for a range of climatic conditions, allowing for the use of the landscaped space all throughout the year.

The main upper ground courtyard is to be landscaped with a combination of low heathland planting to allow views and strategic screen planting for privacy. The lower ground design features a canopy of banksias which will provide shade to the outdoor club area, whilst also allowing views through to the ocean and acting as a buffer to the wind. The Palm Gully, a significant feature of the design of the club, is to be planted with Palm trees that will be transplanted from Evans Street.

The landscape concept for the proposed development has been designed to address the following key objectives:

- enhancing the character of the heathland setting surrounding the site
- preserving the significant heathland feature of the headland
- working with the inherent qualities of the headland environment
- protecting and providing views where possible
- moderating negative environmental influences such as wind
- celebrating and nurturing the local flora and fauna
- ensure ecologically sustainable development
- connecting the site with the local and greater landscape and urban pattern
- ensuring accessibility within and to surrounding areas
- addressing program requirements for the club and Seniors Living development
- encouraging social interactions between residents and their visitors

- addressing privacy considerations
- providing good amenity to the apartments

The landscape concept has been carefully designed and landscape drawings prepared by JMD Design are included in the S96.

Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. 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.

The amenity of the seniors living accommodation has been one of the key design considerations in the development of the design.

The 96 Seniors Living units are comprised 3 x one bedroom plus studies, 18 x two bedroom, 36 x 2 bedroom plus studies, 8 x three bedroom and 31 x 3 bedroom plus studies units. The proposed development has been designed to provide the maximum amenity to a majority of the dwellings, with most having a direct North-East or North-West aspect. 70% of the apartments in the development receive a minimum of three hours of solar access to the living areas and private open spaces during mid-winter.

The design maximises the daylight and natural ventilation available to each unit and affords high levels of privacy for occupants and neighbours. The units have open-plan living areas and direct access to the balconies and wintergardens.

The units will enjoy a considered approach to materiality and detailed design with elements such as wintergardens with operable screens allowing for various opportunities to close or open each screen as determined by the occupant and the sun conditions. The internal layouts of the units have also been designed to ensure acoustic privacy between units. Appropriate use of glazing and materials ensure that acoustic privacy between apartments will be achieved.

Each unit has been provided with a private open space off the main living area by way of either a terrace or balcony or wintergarden with a minimum dimension of 2.5m, exceeding SEPP 65 benchmarks and Seniors Living requirements. The balconies and terraces are of a good size and conducive to recreational use.

Overlooking opportunities between the units and neighbouring buildings have been appropriately considered through the design of reveals and solid elements that act to exclude views to neighbouring residences whilst allowing solar access and views to the landscape.

The communal outdoor space will enjoy direct sunlight throughout the day, all year round. Composting, worm farms, veggie gardens and barbeque areas are also provided as well as expanses of lawn for the residents to use.

Principle 8: Safety and security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising 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 a clear definition between public and private spaces.

The safety and security of the seniors living accommodation units has been considered in as follows:

- The whole redevelopment will be under the security management of the Harbord Diggers Club.
- The residential entry points and circulation areas from the street are clearly legible and well lit.
- There is passive surveillance of all the main external circulation areas.
- Access to each apartment core is via security lobbies and carpark entry will be carefully controlled via a boom gate.
- A Free On Board (FOB) key will be supplied to all occupants. This allows access through the entry security points and controls lift entry and exit, dependant on pre-programmed access allocations. The FOB can be kept inside a wallet, unlocking the security points upon approach.
- The residential mailboxes are located within the Seniors Living lobby, providing a safe environment to collect mail. The mailboxes are secured for individual access only.
- Wide common areas with clear sight lines are provided at all levels within the main public spaces.
- High quality architectural lighting throughout the development will assist in securing the garden and public areas of the development at night.
- Generous windows and balconies provide natural surveillance to the surrounding areas.
- Sunset gates will provide a further layer of security to the development after hours.

Principle 9: Social dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise 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. The development philosophy is to attract people of all ages to the site through the diversity of offerings to promote intergenerational socialising.

The site is located a short distance away from all necessary facilities such as public transport, childcare facilities, schools, health care, supermarkets, educational and leisure facilities. There is a nearby bus stop on Evans Street providing transport to the City and local area.

The development in accordance with the SEPP 2004 (HSPD) consists of a mix of 96 Senior Living compliant apartments: 3 x one bedroom plus studies, 18 x two bedroom,

36 x 2 bedroom plus studies, 8 x three bedroom and 31 x 3 bedroom plus studies units which will cater for a wide demographic range. The varied unit mix and apartment sizes are considered appropriate for the locality and are all adaptable. This also enables a healthy unit mix in social terms enabling varying types of occupants to co-exist in the development.

A variety of private, communal and public landscaped areas are provided within the redevelopment.

The redevelopment provides opportunities for enhanced social interaction within the public and communal domain. Proposed through-site pedestrian linkages have been provided to connect to public open space. The combination of the Club use and the range of club ancillary facilities, the gymnasium with swimming pool, the childcare facility and various member services will provide a wide range of opportunities for community interaction both within the development and with the wider community.

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

The Harbord Diggers Club redevelopment is designed to respect the natural heathland setting and complement the headland context as well as provide a high quality architectural outcome.

The high quality landscape design concept contributes to the public domain and communal open spaces between and around the buildings.

The design of each building relates to the natural features and opportunities presented by the site. The natural features of the site are positively reinforced through the placement of the building forms, structure, use of materials, tone and colour.

The facades facing Evans Street and Carrington Parade are highly articulated to create a human scale streetscape and provide vistas through the site.

The elevations facing the landscaped courtyard have been designed to respond to a very exposed condition and are treated differently in character. They are also viewed from the public domain in the context of a natural headland so have been designed to be recessive and blend in with this natural context.

The headland buildings are seen as a celebration of the built form meeting nature and are very organic in plan. The buildings have an important dialog with the headland and respond by gracefully turning the corner

The materials chosen are robust and have natural rather than applied finishes. This allows the buildings to soften into their surroundings over time and also complement the robust nature of the headland. A number of different materials, tones and colours are used to add richness to the elevations and provide visual interest by continually contrasting materials and forms giving a high aesthetic content.

In summary, the design takes advantage of the site's natural features and offers a design that aims to optimise the everyday enjoyment of living by future occupants in this context. It does so whilst also providing a highly resolved and articulated architectural language which is aesthetically pleasing.