

SEPP 65 Design Verification Statement

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

Project Address:

52-54 Brighton St, Freshwater

Prepared on behalf of:

Laxland 3 Pty Ltd

Prepared by:

Walsh Architects Pty Limited trading as Walsh Architects

Verification of Qualifications

Scott Walsh is a registered Architect in New South Wales (10366) and the Australian Capital Territory (2624)

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 65.

We verify that our proposed residential development complies with the design quality principles set out in the Apartment Design Guide within SEPP 65. Details of the design compliance are included in the attached SEPP 65 Design Statement.



Scott Walsh

Director

ACT Registered Architect No. 2624

NSW Registered Architect No. 10366

Apartment Design Guide Compliance Statement

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Design Criteria	Control Compliance	Notes
3D Communal Open Space	NO	The project is situated on a small lot in a dense urban area, therefore the provision of an on-site communal open space was difficult to achieve. But each dwelling provides a large private open space with outdoor kitchen; therefore, it is deemed not necessary to provide onsite.
3E Deep Soil Zones	YES	Overall landscape area accounts for 42% of the overall subject site. This is inclusive of planters over basement. Deep soil zones with a 6m minimum dimension make up 422.29m ² . This as a percentage accounts for 20.5% of the total site area which far exceeds the minimum 7% (nearly three times the requirement).
3F Visual Privacy	NO	The proposed development is largely setback to the primary boundary at 12.7m. The west side setback is 3.5m and the east side setback is from 3m to 3.7m. Dense vegetation is proposed on the east & west boundaries to minimize the impact from visual privacy, and we have located all living areas on the upper floors to be facing North or South (away from neighbours). To the North, no visual privacy concerns are raised. To the South, large rear setbacks ranging from 13m to 28.2m to ensure that visual privacy is maintained. Rooftop terrace is confined to a small area in the centre of the proposed building which has a large setback.
3J Car Parking	YES	The proposal provides basement parking which complies with requirements of SEPP Housing 2021. The development application is accompanied by a traffic report by Genesis Traffic which demonstrates compliance.
4A Solar and Daylight Access	YES	The proposed development achieves 75% of dwellings having solar access for two hours between 9-3pm required. No apartments receive less than 15mins of sun. The development application is supported by a Solar Analysis Report to demonstrate compliance.
4B Natural Ventilation	YES	100% of apartments are naturally cross ventilated. There are no cross through apartments so the 18m depth is complied with.

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	Apartments are greater than minimum area and each habitable room has a window to an external wall of not less than 10% of the floor area.
4D-2	Apartment Depth	YES	All open plan layouts have a habitable not exceeding 8m.
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	Ground floor and Level 1 have 4 apartments per level with a single lift core and fire stair accessible to all units. 2 Units on level 1 have their individual staircases to the roof terrace .
4G	Storage	YES	Storage size volumes for each apartment type exceed the minimum criteria. 50% or greater of the required storage volume is located with each apartment.

SEPP DESIGN STATEMENT

52-54 BRIGHTON STREET FRESHWATER



Introduction

Site Description

The subject site comprises Lot 38 in DP14450 and Lot A in DP384323.

The site is generally rectangle in shape with the short boundaries facing North and South. The north boundary length is 27.43m along Brighton Street;

The site has a fall of approximately 1.7m from its south-western corner to the north-western corner. The two sites currently accommodate two 2-storey residences. No. 54 Brighton has a detached carport located in the front setback.

The immediate context is characterized mainly of two storey residential dwellings.

The subject site is located within the Northern Beaches Council Local Government Area (LGA) and has a total surveyed site area of 2053m². The subject site is zoned R2 (Low Density Residential) under Warringah Local Environment Plan 2011. A maximum building height of 8.5m applies to the site.

Design Proposal

The Development Proposal includes:

- The demolition of two existing brick residences and ancillary structures.
- The construction of a 2 storey senior housing comprising of the following mix

Apartment Mix	No.	Parking
3 Bed	7	10.5
4 Bed	1	2
Total	8	12.5

Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context can be defined as the key natural and 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 and identity of the area.

- The subject site is well serviced by public transport; bus routes can be easily accessed along Brighton Street which is within approximately 120m walk. Freshwater Senior Campus is located approximately 250m from the subject site and Harbord Park is located within 200m of the subject site.
- The development proposes a large landscaped front setback to the street boundary which will contribute to Brighton Street frontage. The generous amount of landscape area to the south and west of the subject site will serve as a buffer zone between the development and its neighbours.
- A significant number of native vegetation will be incorporated into the landscape design within the development to merge the proposed building and vegetation subtly into the surrounding scenery.
- A simple and consistent palette of materials and a gentle rounded 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

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

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.

- The scale and bulk of the built form is designed to effectively moderate the size of the building. When perceived from the street and surrounding locations, deep balconies and dynamic recesses give articulation to the façade.
- The forms respond carefully to the need for privacy as well as outlook by ensuring all the balconies and open space face towards both Brighton Street and South boundary with a large setback.
- The form has been broken into two elements with recessed walkways at level one. This has been made as a 6m gap at both levels as requested by Northern Beached Council.
- Pedestrian entry incorporates a signage, letter boxes which creates a clear sense of entry and address. Planting and fencing creates privacy and separation from the street for the POS of Unit 1 & 2.
- The form and overall architectural design contribute to the immediate context and reflects the northern beaches climate through its choice of materiality and colour palette.
- The building contains a one level underground basement with car parking accessible off Brighton Street. This secure car park is accessible via electronic remote from the driveway. The carpark sits partially out of the ground at the front of the site due to the overland flow issues on the site. The applicant has introduced stepped planters to mitigate how this is read from the street.

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.

- The proposed development is mostly consistent with the controls that relate to the site as identified in SEPP Housing 2021, the WLEP and WDCP. The proposed density has been comfortably accommodated on the site in a manner that does not compromise the amenity of adjacent occupants particularly in respect of solar access, cross ventilation, privacy considerations and relative scale to future development within the general near vicinity. The building has an indent on the East and West to break down the scale to appear as two buildings.
- There is a total of 8 apartments in the proposed development, comprising of 7 x 3-bedroom units and 1 x 4-bedroom units. The apartments range in sizes with all being generously sized.
- The proposal reflects current market demands in relation to typologies and living patterns currently established in the local area. This is evident through the incorporation of more 3-bedroom and one 4-bedroom unit types.
- The density of the development is considered sustainable within the existing and future availability of infrastructure, public transport, community and culturally significant facilities and environmental qualities on the site.

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 livability 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 proposed development is consistent with the principles of SEPP 65 particularly through the orientation and design of the units, solar access and cross- ventilation consideration, as well as the choice of construction materials to reduce heating and cooling costs. A comprehensive analysis of the building has been undertaken as part of the BASIX Assessment.
- Climate and location suitable plant selection as well as the capture of stormwater to provide for irrigation to landscaping.
- Natural light and cross flow ventilation have been maximized where possible including skylights to units on the Attic Level for to take advantage of solar access or daylighting.
- Bathrooms will all be mechanically exhausted to the façade or roof.
- Energy efficient appliances and fixtures provided as per BASIX.
- Low maintenance, long lifecycle and reusable materials proposed in structural material and external cladding.

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, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management.

- The proposed development makes provision for planting in common open spaces and areas where the provision of landscaping is practical. All apartments house generous balconies positioned to flow from primary living spaces as well as some bedrooms to take advantage of orientation and outlook.
- The proposal incorporates selective, low maintenance planting of various heights and density with an overall desire to blend into the characteristic landscaping of the area.
- The proposal seeks to create a landscape buffer around the perimeter of the building to respect the surrounding context and integrate the site levels into the overall streetscape. Fences and walls have been included as vertical landscape elements designed to define boundaries between spaces or to rationalise a change in level.
- Minimal maintenance outdoor planting on ground floor has been carefully considered to represent and reflect the landscape of the climate and area.
- Careful consideration has been taken by the landscape architect to ensure appropriate planting is selected to ensure an environmentally sustainable landscape design whilst maximize the potential for amenity and resident privacy. Please refer to Landscape drawings prepared by "Plot Design Group" issued as part of this DA submission.

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 well-being.

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

- Functional apartment sizes and general configuration consistent with current market demands. Lift services from basement to Level 1, allowing for greater use of space and layout.
- The building layout allows ventilation to all bedrooms and habitable spaces, with 6/8 units (75%) achieving solar access and 8/8 units (100%) achieving natural cross-ventilation.
- Adequate day lighting and solar access for all rooms within the apartments.
- Carefully considered privacy and acoustic measures to any balconies and bedroom windows
- LHA Silver level are not proposed as we are proposing to meet SEPP Housing 2021 Seniors provisions which are a higher standard than that of Silver Level Living.

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.

- Clearly identifiable main building entrances and generous open entry area allowing for adequate surveillance. The entrance will be clearly visible from the street. An intercom with integrated camera will be installed to identify visitors to the building complex.
- Residential apartments have been designed in such a way as to have most 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.
- A clear definition between public and private spaces with clear, safe access points and adequate lighting of entrances and pedestrian areas including a separate accessway for pedestrian and for vehicles with a clear visibility.

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, providing opportunities for social interaction amongst residents

- The elevations are varied in expression and designed primarily to respond to significant views, setbacks, and the site. The building has a classic aesthetic that contributes to the overall characteristics found within residential properties within the Northern Beaches.
- The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants.
- The development has provided generous width of lobbies for ease of accessibility and analysis has been conducted to ensure the development complies with the accessibility requirements. General access for people with disabilities has also been addressed in the design of the building overall.
- The site is located within proximity via public transport to necessary facilities including supermarkets, educational and leisure facilities, and medical services.

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 well-designed 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.
- Considering the materiality of the existing neighbourhood, the proposal features a restrained white palette similar to the context. We have also added planters wrapping a lot the building to ensure there is a vegetated feel to the building. The light tone material palette contributes to the coastal and fresh aesthetic 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.