



SEPP 65 DESIGN VERIFICATION STATEMENT
Statement Addressing 10 Design Quality principles

DEVELOPMENT LINK PTY LTD
Proposed Shop Top Housing
351 – 353 Barrenjoey Rd, Newport NSW 2106

Lot 64-65-66 DP 6248

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Introduction

State Environmental Planning Policy No 65 Design Quality of Residential Flat Development

This design statement has been prepared by Crawford Architects Pty Ltd to accompany a development application to Northern Beaches Council for a shop top housing development at 351-353 Barrenjoey Rd, Newport. The proposed development application is for the demolition of the existing building and ancillary structures, and the construction of a new shop top housing development, comprising, 14 units, 9 retail spaces and parking for 54 cars and 2 basements.

This assessment is made in accordance with the Design Quality Principles as set out in Part 3 of SEPP 65 – Apartment Design Guide (ADG) and SEPP No 65 – Design Quality of Residential Flat Development.

The aims of these regulations are to improve the design quality of residential development in NSW by ensuring sustainable developments in environmental and social terms. This report addresses these requirements and should be read in conjunction with the design drawings, Statement of Environmental Effects and supplementary reports.



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Design Quality Principles

This statement addresses the ten design quality principles.

Principle 1: Context

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 site is within the Local Government Area (LGA) of Northern Beaches, located on the corner of the intersection of Barrenjoey Road and Robertson Road with frontages to both Barrenjoey Road and Robertson Road.

The site, Zoned B2 – Local Centre, is on the eastern side of Robertson Road, and for all intents and purposes; A fall of 2-meter slope on the boundary of Robertson Road and the adjacent site (355 Barrenjoey Road), as shown on the survey accompanying the application.

The site offers limited views but is within easy walking distance of the beach.

The site is made up of 3 (Three) lots, forming an irregular rectangular' shape with a street frontage of 26.439 m along Barrenjoey Rd, and 45.948 m along Robertson Road boundary.

The surrounding area is a mixture of predominately retail and residential usage.

The south east frontage of the site, along Barrenjoey road, forms part of the established retail strip to which this development will seamlessly integrate.

The adjacent building (Newport Anglican Church), located north to our site has a heritage significance.

The desired character for a pedestrian friendly, cyclist friendly, vibrant, active, small neighbourhood centre for residents that continues to encourage existing commercial/retail uses along both street frontages, should continue.

The increase in number of residences in this area will increase pedestrian activity; whilst more quality retail premises will ensure that the Barrenjoey Road retail strip is retained.

Principle 2: 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 building responds to its location and (minor) topography. The development addresses Robertson Road where the vertical proportions blend with current neighbour massing (to the west) with a ground floor responding to known flood levels. The proposed development also responds to the northern neighbour along Barrenjoey Road.

From both road frontages the proposed design appears as 2 (two) storey development from the kerb as both the ground and first floor adhere to a 3.5m setback from the property boundary, whilst the second floor adheres to a 7.5m setback.

The site is suitable for basement parking. Basement 1 has loading Dock zone, bulky goods and parking with a male, female and disable toilets and residential refuse/recycling garbage rooms. All parking is provided within 2 levels of basement parking, with vehicular access proposed via the ground floor level, from Robertson Road southwest corner.

Level B 1 also contains the fire egress stairs and exit passage, accessible amenities (for retail staff, retail customers, and maintenance personnel).

The ground floor contains 9 retails with 4 store spaces. A generous light filled lobby provides access to residential floors. Pedestrian footpaths address Robertson Road and Barrenjoey Road.

The proposed development is built hard to the side, front and rear boundaries at ground floor.

The proposed development does not give rise to unreasonable overshadowing impacts on the surrounding buildings or open spaces.

Therefore, the development is in keeping with the scale of other residential developments in the locality, takes into consideration the massing of buildings that would also meet the desired future Character of this retail strip, and is therefore consistent with the DCP objectives.

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 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.

Although the proposed building is conceived as a single building form, residential and wraps around the Robertson Road and Barrenjoey Road corner.

The building has a tight footprint with 8(eight) residential dwellings on level 1 and 6(six) on level 2; all located over shop-front retail. These are serviced by 1 lift core (accessed off the single residential lobby, providing a greater level of resident interaction). Pedestrian access to retail areas are proposed to be maintained along both Robertson Road and Barrenjoey Road, with full height shop-front glazing to street frontages.

Full cross through ventilation (air-flow) design is achieved in 13 of the 14 units (which exceeds the minimum requirements of the ADG – 92.85% achieved, 60% required).

The minor non-compliant heights in the building predominantly complies with maximum building height of 11m (Q) except on the southern corner where it breached the height limit of 11m (O2), have been addressed within the corresponding clause 4.6 exception to development standards.

The articulation of the facades with syncopated vertical windows, deep (useable) balconies, and a limited pallet of finishes ensures an interesting and varied appearance from the public domain and from within the courtyard. The character of the public domain is enhanced with quality finishes and design elements. The outlook to the public domain from within the development is varied and panoramic. The bulk of the building is commensurate with adjoining developments, but also anticipates future development of the entire area.

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 future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

This proposed development comprises 14 units, 3 of which are adaptable (21%). There are

- 1 (one) 1 bed apartments
- 13 (thirteen) 2 bed apartments

There are 3 (three) adaptable units that have been designed in accordance with the requirements of AS:1428, the Building Code of Australia, the DDA Access to Premises Standards and the Commonwealth Disability Discrimination Act.

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 following environmental measures have been incorporated in the design;

- Recycling of demolition waste where deemed appropriate
- Energy efficient appliances, fitting and fitments
- Passive ventilation to units
- Rainwater reuse
- Thermally efficient construction including high performance lightweight concrete panels for external and internal walls fixed to concrete frame

BASIX: In accordance with authority requirements, a BASIX assessment has been carried out and a certificate forms part of this application. Commitments relating to water, energy and thermal comfort to the common areas and dwellings are noted and the proposal complies with all relevant standards.

Solar Access: The development has been designed to maximize the number of units that receive solar access during mid-winter. The North East has provided sufficient light and south west is significant impact across this site that have less than Three hour direct solar access. The location constraint result in mid-winter three hours direct sunlight for 85.7% of the units.

The analysis plans provided with the application show the solar access between 8:00am and 4:00pm. The development is consistent with the general principles of the development control, the desired character of the locality and relevant State Environmental Planning Policy.

Unit	Type	Primary Orientation	Secondary Orientation	Ventilation
1-01	2-bed	Southeast	-	Through
1-02	2-bed adaptable	Southeast	-	Single aspect
1-03	2-bed	Northwest	Southeast	Through
1-04	2-bed	Northeast	Southwest	Through
1-05	2-bed	Northeast	Southwest	Through
1-06	2-bed	Northeast	Southwest	Through
1-07	2-bed	Northeast	Southwest	Through
1-08	2-bed	Northeast	Southwest	Through
2-09	2-bed adaptable	Southeast	Southwest	Through
2-10	2-bed adaptable	Northwest	Southeast	Through
2-11	2-bed	Northeast	Southwest	Through
2-12	1-bed	Northeast	Southwest	Through
2-13	2-bed	Northeast	Southwest	Through
2-14	2-bed	Northeast	Southwest	Through

Thermal Mass: The building will have a relatively high thermal mass due to its proposed construction. The building is a concrete framed structure with precast concrete cladding panels, masonry infill and high performance glazing.

Water Conservation & Stormwater Management: The following water conservation initiatives will be installed as described on the BASIX report:

- Indigenous and low water use plant species
- On demand hot water reticulation system
- Rated fittings appliances and fitments

For the stormwater management and design refer to the hydraulics design and documentation forming part of this application.

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 design reflects the materiality and articulation of the building through the integration of seating and planting into the deck. The use of native plants and trees retains the character of the area while softening the built form and providing a lush aesthetic. Large shrubs will provide natural screening and privacy for residents.

Generally, the landscape design aims to:

- Provide visual amenity for residents
- Soften built form
- Provide natural privacy screening to units
- Provide species of low – medium water demands
- Provide shade amenity to individual terraces

Planting will be to provide significant soil depth for large shrubs and small trees to thrive, creating shade amenity for residents. Recessing the pots retains the flow of the deck while providing a practical solution for the drainage of the pots. Circulation is provided for ease of maintenance for residents.

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 for residents and visitors has been carefully considered in this proposed development. Areas considered and incorporated include:

- Ease of access from the street including disabled access
- Comfortable entry pathways and lobby sizes for ease of moving in and out
- Wide corridors for ease of movement and comfort
- Lift access to all levels
- Unit and room sizes appropriate for intended use
- Comfortable balcony and terrace proportions
- Orientation of units and living spaces to ensure visual; and acoustic privacy
- Car parking with a high proportion of fully accessible spaces
- Ample storage areas provided: either within the unit, accessed off lobby, or at ground floor
- Accessibility addressed (refer to Access Report)
- General services facilities are located to the rear of ground floor parking areas

The following Apartment Design Guide (ADG) requirements have been met;

- Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.
- Daylight and air is not borrowed from other rooms.
- Habitable room depths are limited to a minimum of 2.5 x the ceiling height.
- Master bedrooms have a minimum area exceeding 10sqm (excluding wardrobe space).
- All bedrooms have a minimum dimension of 3 metres (excluding wardrobe space).
- All living rooms or combined living/dining rooms have a minimum width of:
 - o 3.6m for 1 bed apartments
 - o 4.0m for 2 bed apartments

Application plans (including Analysis plans) demonstrate implementation of the above ADG requirements without non-compliance.

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 clear definition between public and private spaces.

The development is a secured building with access controls at the entry and secured car parking. Camera access control will be in all units

The pedestrian access from Robertson Road provides a clear visual link to the lift core, with the entry clearly visible from Robertson Road, and therefore an inherent degree of passive surveillance being adjacent to the retail spaces.

Adequate lighting will be provided at the street level pedestrian and vehicular entries with timers and movement sensors to avoid permanent lighting where not necessary.

Landscaping has been designed to ensure adequate visibility at maturity.

Principle 9: Social dimensions and housing affordability

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 proposed unit mix and unit sizes responds to the need of purchasers within the area. Thoughtfully planned layouts, generous bathrooms, spacious kitchens, and deep balconies respond to the lifestyle that one expects in a beachside apartment; where entertaining friends after a day at the beach, can happen in a well-appointed, well designed apartment.

The single lobby prompts, increased safety, increased levels of social interaction, and reduced maintenance. The Residential Main Lobby has been positioned on middle of site access via thoroughfare of retails. Provide the residents two access; the softer façade spilling out opposite a planned south-east aspect, also alternative access (unavoidably) busy nature of Victoria Road.

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.

This development will contribute to the desired future character of Robertson Road, providing revitalisation, whilst meeting the requirements of the DCP and community expectations.

The development standards of height and setbacks control the bulk and scale. This proposed contemporary building features modulated facades, shade & privacy elements and outdoor private & living spaces. The proposed building colours will reflect the natural landscapes and contemporary colour pallets will harmonise with the surrounding environment. The brick cladding will marry in with the existing painted bricked rendered adjacent buildings. The proposed building will seamlessly integrate with the neighbouring brick and rendered shop top housing.

Consideration has been given to the facade treatment when viewed from surrounding areas and the need to blend into the urban context and not dominate particularly when viewed as the retail strip book end development.

When viewed from both Barrenjoey Road and Robertson Road, the proposed building fits seamlessly into the existing streetscape, not only within existing context, but anticipates future development of adjacent sites. The exposed facade is deliberately articulated to avoid dominance but respects the verticality of the existing residences around it.

The overall appearance of the building is in keeping with the desired future character of the area and will add to the rich variety of built forms.

Conclusion

Careful consideration has been given to the aims and objectives of SEPP No 65 to achieve a high quality residential flat building that meets the needs of the area

This development will:

- Provide sustainable housing in social and environmental terms
- Be a long term asset to the neighbourhood
- Meet the regional and local urban planning policies
- Improve the local aesthetics and streetscape
- Provide a needed housing type aimed at single professionals, students, including aged and disabled residents
- Maximize security, safety and amenity to the occupants and the wider community

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