

April 2014

The General Manager
Warringah Council
725 Pittwater Road
Dee Why, NSW 2099

RE: DESIGN VERIFICATION STATEMENT
Proposed Mixed Residential Development
7 Lawrence St and 18 Mamora St, Freshwater NSW 2096

Dear Sir / Madame,

In accordance with the principles and controls outlined in State Environmental Planning Policy 65 (SEPP 65), we are pleased to provide a Design Verification Statement (DVS), in accordance with Section 50(1a) of the Environmental and Assessment Regulations 2000.

This Design Verification Statement addresses the objectives and controls of the Residential Flat Code (SEPP65) and more specifically the Design Quality Principles listed in Appendix 1 of that instrument. The Design Verification Statement has been included within the Statement of Environmental Effects in support of the application under Part 4.

Additionally, I David Benson can confirm that I have directed the design team for the proposed mixed residential development located at 7 Lawrence St and 18 Mamora St, Freshwater.

The design team is familiar with, and has worked to achieve the quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design for Quality of Residential Flat Development.

The proposal provides for a development that is consistent with the objectives, guidelines and controls of SEPP65 – Residential Flat Design Code and is consistent with the objectives and future desired character of the Freshwater Village as described in WDCP 2011.

The development gives effect to the objects of Clause 5(a)(ii) of the Environmental Planning and Assessment Act, 1979 in promoting and coordinating the orderly economic use and development of the land and it is clear that the public interest would be best served by Council using its discretionary power to grant consent to the development application.

For the reasons put forward in the supporting documentation, it is our view, as designers of the proposal, that the scheme should be supported by Council.

Yours Sincerely,

David Benson
Director
B.arch Hons AIA NSW rn 7285

SEPP 65 STATEMENT
DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

prepared by
Benson McCormack Architects

Mixed Residential Development
7 Lawrence St and 18 Marmora St, Freshwater

INTRODUCTION

State Environmental Planning Policy no. 65 aims to improve the design quality of residential flat buildings of three or more storeys, incorporating four or more dwellings.

The policy sets out a series of design principles for Local Council or other consent authorities to consider when assessing development proposals for flats.

This statement is prepared for a mixed residential development located at address 7 Lawrence St and 18 Marmora St, Freshwater which comprises of 16 residential units distributed across two buildings as well as a detached dwelling, including a common basement with 36 car parking spaces and 17 bicycle parking spaces.

The proposed apartments are designed and accord with the design principles as stipulated in this State Environmental Planning Policy which are:

- Principle 01: Context
- Principle 02: Scale
- Principle 03: Building Environment
- Principle 04: Density
- Principle 05: Resource, Energy and Water
- Principle 06: Landscape
- Principle 07: Amenity
- Principle 08: Safety and Security
- Principle 09: Social Dimensions
- Principle 10: Aesthetics

The aims and objectives of this policy are:

- (1) *"This policy aims to improve the design quality of residential flat development in New South Wales."*
- (2) *This policy recognises that the design quality of residential flat development is of significance for environmental planning for the state due to the economic, environmental, cultural and social benefits of high quality design.*
- (3) *Improving the design quality of residential flat development aims:*
 - (a) *to ensure that it contributes to the sustainable development of New South Wales:*
 - (i) *by providing sustainable housing in social and environmental terms, and*
 - (ii) *by being a long-term asset to its neighbourhood, and*
 - (iii) *by achieving the urban planning policies for its regional and local contexts, and*
 - (b) *to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and*
 - (c) *to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and*
 - (d) *to maximise amenity, safety and security for the benefit of its occupants and the wider community, and*
 - (e) *to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions.*
- (4) *This Policy aims to provide:*
 - (a) *consistency of policy and mechanisms across the State, and*
 - (b) *a framework for local and regional planning to achieve identified outcomes for specific places*

PRINCIPLE 01: 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."

COMMENT

Part of the site (7 Lawrence Street) is located within the Freshwater Village Study Area which comprises a mix of predominantly two storey retail and commercial establishments while the other part (18 Marmora Street) is located within a residential precinct comprising of single and two storey detached houses.

Within the study area, there have been upgrades to the public domain such as improved footpaths, planter beds, benches, etc. but buildings within the area are comparatively dated. There have been a number of development proposals within the immediate context that are similar in character to the works proposed on the subject site such as that on the adjacent 22-26 Albert Street as well as at the proposal at 12-32 Lawrence Street.

The proposal maintains and complements the desired Freshwater Village coastal character as envisaged in the Warringah Development Control Plan 2011 through careful architectural articulation, and is considered to be a compatible contemporary expression of the future character within the immediate area.

It has been designed within Council's controls and will not create any unreasonable impact to adjoining developments. Considerable effort has been made to achieve a sensitive interface with the neighbouring property at 20 Marmora Street and is considered a significant improvement to that property than previously approved.

PRINCIPLE 02: SCALE

"Good design provides an appropriate scale in terms of 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."

COMMENT

The proposal is considered to represent and to achieve an appropriate scale relationship with the desired future character of the immediate area. It has been carefully designed to respond to approved developments within the village centre to prevent any over-development in the subject site.

The proposal is fully compliant with the maximum building height plane of 11m within the portion of the site zoned B2 Local Centre and steps down in height, mimicking the natural ground fall on the subject site as it transitions from local centre to the residential precinct along Marmora Street.

The proposal has been carefully considered to provide a balance between the amenity for future residents and occupants in existing adjoining properties.

PRINCIPLE 03: 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."

COMMENT

The proposed building articulation, its proportions and material selection have been carefully manipulated to deliver a contemporary architectural form that is coastal in nature and is considered a compelling interpretation of the desired future character within the Freshwater Village Centre.

PRINCIPLE 04: DENSITY

"Good design has a density appropriate for a site and its context, in terms of floor space yields (or a 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."

COMMENT

Part of the site is zoned B2 Local Centre (Freshwater Study Area) whilst the other is zoned R2 Low Density Residential. This split in zoning within the subject site is reflected through the different proposed building densities which are both sensitive to the low rise residential context along Marmora Street whilst also introducing denser residential accommodation in anticipation of an increase in population with the growth and development of Freshwater Village Centre.

The proposed densities on the site are considered to be appropriate and sustainable given its proximity to public transport, shops, services and amenities.

PRINCIPLE 05: 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."

COMMENT

The proposed scheme adopts and utilizes passive design principles to heat and cool internal environments. The majority of apartment units are oriented or have openings towards the north to benefit from solar gain, whilst internal courtyards are utilized to enable passive cross flow ventilation, all this with the aim of reducing energy consumption during occupancy.

A BASIX assessment has been carried out and the proposal achieves a good rating through the use of smart design features such as water saving fixtures and appliances, rainwater storage and reuse, photovoltaic systems and energy efficient light fixtures for common areas.

PRINCIPLE 06: LANDSCAPE

"Good design recognises that together landscape and buildings operate as an integral 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."

COMMENT

Landscaping is used to form part of the entry sequence into the proposed complex, not only as a tool which complements the proposed buildings to create a calm interface to Marmora Street but also as a medium which facilitates and mediates the transition between different zonings across the site in terms of building scale, height and bulk.

Along with an abundance of screen planting for the benefit of ground floor apartments, common open spaces are introduced as smaller pocket spaces within the overall landscape setting which are intended to allow for much more intimate and meaningful interactions between future residents. This steers away from the large 'field-like' common spaces often adopted with similar types of developments which feel desolated when not in use and cause noise issues to residents when they are.

PRINCIPLE 07: 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."

COMMENT

Careful consideration has been given to the design of individual apartments and the development as a whole, optimizing the amenity provided for future occupants. One such method is through the manipulation of wall planes, orientation of living spaces and adequate balcony depths which provides an efficient level of visual and acoustic privacy between apartments in different blocks and to neighbouring properties as well. All

apartments have direct access onto external private open spaces which serve as extensions to internal living spaces.

82% of the proposed apartments meet solar access criteria as specified in the Residential Flat Design Code while 88% of the proposed apartments meet the natural ventilation criterion, well beyond the minimum requirements in both instances.

To provide fair opportunity to all future occupants regardless of mobility, access is provided to all areas within the development and common areas of all levels within each building, complying with ASNZ1428.1-2001. Two adaptable units (C03 and C06, Building C), have been allocated. Each unit can easily be converted to accommodate additional requirements. Three accessible car parking spaces have been provided within the basement.

Individual caged spaces are allocated to each unit within the basement as additional storage space to those already provided within the apartments.

PRINICPLE 08: SAFTEY 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."

COMMENT

All balconies within the development have been carefully oriented and configured to provide passive surveillance to the common open space of the development. Additionally these spaces shall be adequately lit when dark to not only increase visibility but also to discourage any opportunity for criminal behaviour.

Secure access will be provided to the complex entry via Mamora Street as well as to building entries as additional levels of security. Swipe card access will also be required for lift access to and from the basement level.

PRINCIPE 09: 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.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs."

COMMENT

The proposed scheme aims to contribute to the available housing stock within Freshwater Village Centre, already an established area, as well as to provide variety through a mix of

one, two, three and four bedroom apartments to address changes in local lifestyle choices and demographics. The detached dwelling (Building D) will reinforce this mix by catering to families which are increasingly being pushed out of local centres as a result of increasing property prices.

This proposal will increase the social mix of residential dwelling types within the village centre, reinforcing its importance within the larger context of a commercial, retail and liveable hub.

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."

COMMENT

The proposal articulates its form, arrangement and façade materials to create a quality composition of buildings which responds to the nature of the local area as well as contributing positively to the appearance of the immediate context.

Stone and timber make up the natural materials which helps soften the perceived bulk of the complex by relating them back to the coast, while metal accents and details allow a contemporary reading of the buildings.

Statement prepared by

A handwritten signature in dark ink, appearing to read 'David Benson', with a stylized, looped initial 'D'.

David Benson

Director Benson McCormack Architects
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Architectural Drawing Register, Document Issue



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LOCATION PLAN	A-0001
SURVEY	A-0002
SITE ANALYSIS	A-0003
DEMOLITION PLANS	A-0010
EXCAVATION PLANS	A-0050
GROUND FLOOR	A-0100
FIRST FLOOR	A-0101
SECOND FLOOR	A-0102
ROOF PLAN	A-0103
BASEMENT FLOOR	A-0104
BUILDING B GROUND FLOOR	A-0105
BUILDING B FIRST FLOOR	A-0106
BUILDING B SECOND FLOOR	A-0107
BUILDING B ROOF PLAN	A-0108
BUILDING C GROUND FLOOR	A-0109
BUILDING C FIRST FLOOR	A-0110
BUILDING C SECOND FLOOR	A-0111
BUILDING C ROOF PLAN	A-0112
BUILDING D GROUND FLOOR	A-0113
BUILDING D FIRST FLOOR	A-0114
BUILDING D ROOF PLAN	A-0115
ADAPTED PLAN	A-0116
NORTH ELEVATION	A-0200
EAST ELEVATION	A-0201
WEST ELEVATION	A-0202
BUILDING B - NORTH ELEVATION	A-0203
BUILDING B - SOUTH ELEVATION	A-0204
BUILDING B - EAST ELEVATION	A-0205
BUILDING B - WEST ELEVATION	A-0206
BUILDING C - NORTH ELEVATION	A-0207
BUILDING C - SOUTH ELEVATION	A-0208
BUILDING C - EAST ELEVATION	A-0209
BUILDING C - WEST ELEVATION	A-0210
BUILDING D - NORTH ELEVATION	A-0211
BUILDING D - SOUTH ELEVATION	A-0212
BUILDING D - EAST ELEVATION	A-0213
BUILDING D - WEST ELEVATION	A-0214
SECTION A	A-0221
SECTION B + C	A-0222
DRIVEWAY SECTION	A-1600
HEIGHT CONTROL	A-1601
SIDE BOUNDARY ENVELOPE	A-1602
SHADOW ANALYSIS - JUNE 21 0900	A-1603
SHADOW ANALYSIS - JUNE 21 1200	A-1604
SHADOW ANALYSIS - JUNE 21 1500	A-1605
SHADOW ANALYSIS - REAR OF 20 MARMORA ST	A-1606
SOLAR ANALYSIS 0900 - 1030	A-1607
SOLAR ANALYSIS 1100 - 1230	A-1608
SOLAR ANALYSIS 1300 - 1430	A-1609
SOLAR ANALYSIS 1500	A-1610
LANDSCAPE & OPEN SPACE	A-1611
MATERIALS & FINISHES	A-1612
NOTIFICATION PLAN	A-1613