

Qualified designer statement required under section 29 of EP&A Regulation

Prepared to accompany the Development Application submitted to Northern Beaches Council. (Rev 2 dated 09.05.25)

Project Address:

32 Golf Avenue, Mona Vale

Prepared on behalf of:

LAXDTX2 Pty Ltd

Prepared by:

Walsh Architects Pty Limited trading as Walsh Architects

Verification of Qualifications

Scott Walsh is a registered Architect in the Australian Capital Territory (2624) and has Automatic Mutual Recognition in New South Wales

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 Housing Schedule 4. Details of the design compliance are included in the attached Qualified designer statement required under section 29 of EP&A Regulation.



Scott Walsh

Director

ACT Registered Architect No. 2624

Apartment Design Guide Compliance Statement

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

Project Address:

32 Golf Avenue Mona Vale

| Design Criteria | | Control Compliance | Notes |
|-----------------|---------------------|--------------------|---|
| 3D | Communal Open Space | NO | <p>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. We have a communal wine room for gathering and communal spaces along the walkway with seating so that residents can sit in the gardens and catch up. Whilst this doesn't meet the 25% control, each dwelling is provided with a large private open space with outdoor kitchen for maximum useability for residents. The site is located within close proximity to many public open spaces, including Mona Vale Beach, which will provide residents with opportunities for recreation per the intent of the criteria</p> |
| 3E | Deep Soil Zones | YES | <p>Deep soil zones with a 3m minimum dimension make up 312m². This as a percentage accounts for 22.4% of the total site area which far exceeds the minimum 7% (more than three times the requirement).</p> |
| 3F | Visual Privacy | NO | <p>The proposed development complies with the design criteria for Level 2 and above, with all habitable windows atleast 6m from a side boundary. Any areas less than 6m are non-habitable spaces or blank walls to ensure privacy is maintained. The rooftop terrace is set in from the edges to ensure outward looking only and not downward viewing.</p> <p>The site technically doesn't comply with the objective due to Ground Level and Level 1 not being the required 6m. A previous DA application has been submitted and approved on the subject site, and privacy was maintained in that approval. As privacy was considered satisfactory in that DA, we believe the objective of 3F is still met in the current proposal.</p> |
| 3J | Car Parking | YES | <p>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.</p> |

| | | | |
|------|----------------------------------|-----|---|
| 4A | Solar and Daylight Access | YES | <p>The proposed development achieves 63.6% of dwellings having solar access for two hours between 9-3pm. That is because the control is for Living and POS not just one OR the other. 100% of living spaces receive 2 hours of solar access, but the front four dwellings facing south do not receive the required sun to the POS. The design guidance clearly discusses times where meeting the objectives is not reasonable, "significant views are oriented away from the desired aspect for direct sunlight". This is the case for this site as there are significant water and golf course views. We also note that compliance is not required per SEPP Housing 2021 Chapter 4, 147 (3).</p> <p>No apartments receive less than 15mins of sun.</p> |
| 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 | All levels have a maximum of 2 apartments per level with a single lift core and fire stair accessible to all units. All are provided with natural light through doors having hold open devices. |
| 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

32 GOLF AVENUE, MONA VALE



Introduction

Site Description

The subject site comprises of SP57603.

The site is generally rectangle in shape with the short boundaries facing North-East and South-West. The South West boundary length is 19.81m along Golf Avenue and the long boundaries are 70.41m.

The site has a fall of approximately 3.3m from its south-eastern corner to the north-western corner. The two sites currently accommodate two 2-storey townhouses.

The immediate context is characterized main of two storey mult-residential dwellings.

The subject site is located within the Northern Beaches Council Local Government Area (LGA) and has a total surveyed site area of 1395.5m². The subject site is zoned R3 (Medium Density Residential) under Pittwater Local Environment Plan 2014. A maximum building height of 22m applies to the site due to it being located in the 'inner zone' of the Low and Mid Rise found in SEPP Housing 2021 Chapter 6.

Design Proposal

The Development Proposal includes:

- The demolition of existing brick residences and ancillary structures.
- The construction of a 5-storey apartment building comprising of:
 - 2 x two-bedroom dwellings.
 - 8 x three-bedroom dwellings.
 - 1 x four-bedroom dwellings.

Principle 1: Context and Neighbourhood Character

(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.

(2) Responding to context involves identifying the desirable elements of an area's existing or future character.

(3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

(4) Consideration of local context is important for all sites, including sites in the following areas—

(a) established areas,

(b) areas undergoing change,

(c) areas identified for change.

- The site has been identified in the Low and Mid Rise Housing Policy as a 'Low and Mid Rise Inner Housing Area' and is therefore nominated as an area identified for change.
- The proposal responds directly to the objectives of this Area; providing much needed densification in a key location to Mona Vale.
- The subject site is well serviced by public transport; bus routes can be easily accessed along Barrenjoey Road which is within approximately 450m walk. Mona Vale Golf Club is located across the road, Mona Vale Beach is located approximately 300m from the subject site, and Village Park is located approximately 450m from the subject site.
- The development proposes a large landscaped front setback to the street boundary which will contribute to Golf Avenue street frontage. The generous amount of landscape area to the perimeter 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 refined contemporary 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

(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

(2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following—

- (a) building alignments and proportions,*
- (b) building type,*
- (c) building articulation,*
- (d) the manipulation of building elements.*

(3) Appropriate built form—

- (a) defines the public domain, and*
- (b) contributes to the character of streetscapes and parks, including their views and vistas, and*
- (c) provides internal amenity and outlook.*

- 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 Golf Avenue and North boundary; with a large setback.
- The proposal has been broken down to two built forms to mediate its relationship with the surrounding context. Each individual building form is finely articulated to further break down the apparent scale and create an appropriate form for the Mona Vale area.
- 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.
- 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 two levels of underground basement with car parking accessible off Golf Avenue. This secure car park is accessible via electronic remote from the driveway.

Principle 3: Density

(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

(2) Appropriate densities are consistent with the area's existing or projected population.

(3) Appropriate densities are sustained by the following—

(a) existing or proposed infrastructure,

(b) public transport,

(c) access to jobs,

(d) community facilities,

(e) the environment.

- The proposed development is mostly consistent with the controls that relate to the site as identified in SEPP Housing 2021, the PLEP and PDCP. 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.
- There is a total of 11 apartments in the proposed development, ranging from two to four-bedrooms. The apartments are all generously sized, providing high quality but flexible options for future residents.
- The proposal reflects current market demands in relation to typologies and living patterns currently established in the local area.
- 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

(1) Good design combines positive environmental, social and economic outcomes.

(2) Good sustainable design includes—

(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and

(b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.

(3) Good sustainable design also includes the following—

(a) recycling and reuse of materials and waste,

(b) use of sustainable materials,

(c) deep soil zones for groundwater recharge and vegetation.

- The proposed development is consistent with the principles of SEPP Housing Schedule 4 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 upper 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

- (1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.*
 - (2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.*
 - (3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—*
 - (a) the local context,*
 - (b) co-ordinating water and soil management,*
 - (c) solar access,*
 - (d) micro-climate,*
 - (e) tree canopy,*
 - (f) habitat values,*
 - (g) preserving green networks.*
 - (4) Good landscape design optimises the following—*
 - (a) usability,*
 - (b) privacy and opportunities for social interaction,*
 - (c) equitable access,*
 - (d) respect for neighbours' amenity.*
 - (5) Good landscape design provides for practical establishment and long term management.*
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- 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

(1) Good design positively influences internal and external amenity for residents and neighbours.

(2) Good amenity contributes to positive living environments and resident well-being.

(3) Good amenity combines the following—

- (a) appropriate room dimensions and shapes,*
- (b) access to sunlight,*
- (c) natural ventilation,*
- (d) outlook,*
- (e) visual and acoustic privacy,*
- (f) storage,*
- (g) indoor and outdoor space,*
- (h) efficient layouts and service areas,*
- (i) 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 2 to level 5; allowing for greater use of space and layout.
- The building layout allows ventilation to all bedrooms and habitable spaces, with 7/11 units (63.6%) achieving solar access and 11/11 units (100%) achieving natural cross-ventilation. Whilst the Solar access is lower than 70%, the design guidance specifically notes that at times such as key views compliance may not be appropriate. We also note that 147 (3) states the following:
 - (3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.
- 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

- (1) Good design optimises safety and security within the development and the public domain.*
- (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
- (3) Opportunities to maximise passive surveillance of public and communal areas promote safety.*
- (4) 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 some 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

(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

(2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.

(3) Good design involves practical and flexible features, including—

(a) different types of communal spaces for a broad range of people, and

(b) opportunities for social interaction among 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 with ease of accessibility and we have ensured 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.

Principle 9: Aesthetics

(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

(2) Good design uses a variety of materials, colours and textures.

(3) The visual appearance of well designed residential 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. The lighter tones of brickwork 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.