



20th November, 2024

SEPP Housing Design Verification Statement for 154-158 Pacific Parade, Dee Why

I, Bridie Gough, Registered Architect 8280, provide certification that I directed the design of the proposed residential flat development on 154-158 Pacific Parade, Dee Why, as depicted on the development application set Issue DA1 dated 20th November 2024 (**the development**).

The development has been designed to achieve the design quality principles set out in Schedule 9 of Housing SEPP (2021) and the objectives of Parts 3 and 4 of the Apartment Design Guide. The development addresses the objectives in Parts 3 and 4 of the Apartment Design Guide as set out in the ADG Compliance Table annexed

1. GENERAL

The purpose of this statement is to verify the proposed design against design quality principles set out in the State Environmental Planning Policy Housing 2021 - Quality of Residential Apartment Development. The proposed building is pursuant to this policy as:

- A new residential flat building is proposed;
- The proposal includes four storeys;
- The proposal includes 9 apartments.

The proposed development incorporates:

- Demolition of existing brick buildings currently occupied by two food and beverage tenants
- Construction of a four storey building with two levels of basement parking, 2 ground floor retail tenancies including one food and beverage tenancy and one commercial suit, 9 residential apartments as follows:
 - o 5 x 3 Bedroom
 - o 2 x 2 Bedroom
 - o 2 x 1 Bedroom

2. SEPP HOUSING DESIGN QUALITY PRINCIPLES

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

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

“Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.”

“Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.”

The site is located at the southern edge of the E1 Local centre zone. It is 1.1km from the Dee Why town centre and a 1 minute walk from Dee Why Beach, Dee Why Pool, Dee Why Cliff Reserve and other outdoor public amenities. The area is characterized by a mix of residential flat buildings, large single dwellings, beach and parklands, and local shops. This predominantly residential locality is characteristic with its 4 storey walk-up-flat typology, somewhat typical for Dee Why, as can be appreciated from the aerial image below:



Aerial View (Destination NSW)



Site viewed from South (Google Maps)



Site viewed from North (Google Maps)

The site offers a fantastic corner opportunity given its triangular shape and gentle fall from South to North (rear to front). It is a stand-alone site with 360 degree street frontage, with its immediate neighbours made up of residential flat buildings across the road to the east, north and south, and a service station across the road to the west.

It is surrounded by a mix of residential typologies, including several properties which have recently been developed into new residential flat buildings, are under construction, or have been approved for redevelopment. The majority of residential flat buildings on all sides are four storey brick buildings with balconies.



Neighbours to the North – The Strand (Google Maps)



Neighbours to the South – Pacific Parade (Google Maps)

In terms of fine grain articulation, an eclectic mix of shapes and finishes can be found surrounding the subject site. With there not being a resonating architectural language around the site – other than the height of the buildings – our proposal seeks to bring a fresh and modern aesthetic to contribute to the evolving face of dee why beach.

The proposed building will act as a gateway building to the Dee Why Beach retail precinct. It establishes a profound connection to country by referencing the curves of the nearby coastline. This connection is further emphasized through the use of materials that resonate with the colours and textures of the coastline, fostering a sense of place that bridges modern living with the timeless essence of the land.

The proposed 4 storeys of residential use sit well within the established context.



Neighbours to the North – Griffin Road (Google Maps)

The DCP sets out the setback controls, but as the site is an island surrounded by roads, it is considered that a zero setback on all sides is appropriate for the unique location, this is further detailed in the Town Planner's report. The current built form extends to the south, east and west boundaries. The existing setback to the Northern (pointy) end is minimal and we propose to strengthen this alignment by extending the residential terraces above to the boundary – creating a strong visual connection to the balance of the B2 zone to the north.

This will ensure that the retail of the ground level can be successful and sustainable long term as the design of the building aims to draw the trade down from the northern end of The Strand. The building must act as a visual cue and a defining element for Dee Why's beach front.

Whilst the proposal is bound on all sides by roads, the design has considered the relationships to neighbouring buildings and has managed to not only create beautiful frontages on all sides, but also mitigate overlooking and privacy impacts through clever placement of windows and balconies.

2: BUILT FORM AND SCALE

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

“Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation 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.”

The form of the proposed development adopts 4 storeys over a split-level configuration, creating a strong relationship to the four storey buildings to the north, south and east across the natural slope of the site. The triangular shape site presents an opportunity to celebrate the corner of Griffin Rd and The Strand.

The design combines strong horizontal elements along the length of each façade. They are not replicated up the building but rather offset and irregular in order to provide a rhythm and movement to the façade. These horizontal elements are intersected by vertical curved face brick walls. These walls are used as enclosure to the apartments within as well as providing a modern connection to the masonry context that surrounds the site.



Proposed Development viewed from Griffin Rd.

The curved walls provide relief to the building, visually splitting the elongated shape into smaller portions. These indents provide functional and protected space for covered outdoor areas, offering a good balance between views, solar access and privacy, while achieving perceived lightness of the overall scheme.

The height difference between the north and south provides a visual transition as the building follows the topography of the land and is further defined by a subtle change in the masonry tone and texture, which helps reduce the overall mass of the built form. Curved masonry feature walls help to break the elongated volume further (highlighted red below), assisted by undulating horizontal elements on all sides (highlighted yellow below).



Proposed Development viewed from Griffin Rd north from the junction with Pacific Pde.

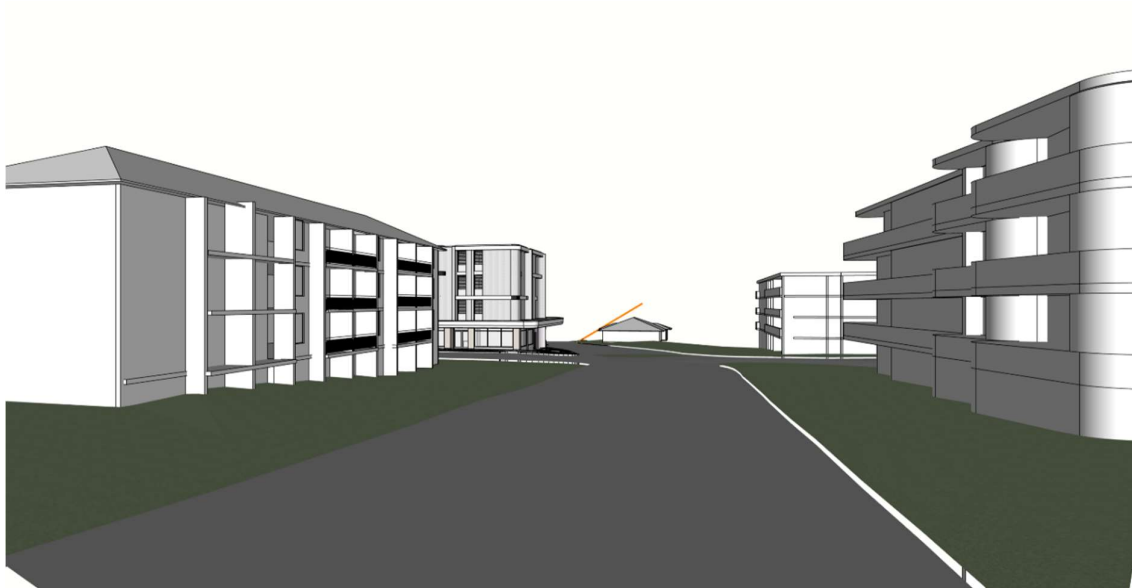
The proposed design aligns with the current bulk and scale of built form around the roundabout, with 4 storey buildings occupying all corners as can be appreciated on the perspective below. Additionally, the proposal activates the ground floor to both the north and south. The commercial portion of the ground floor fronts the residential areas whilst the northern end which fronts the B2 Zone is an area for a café/restaurant.



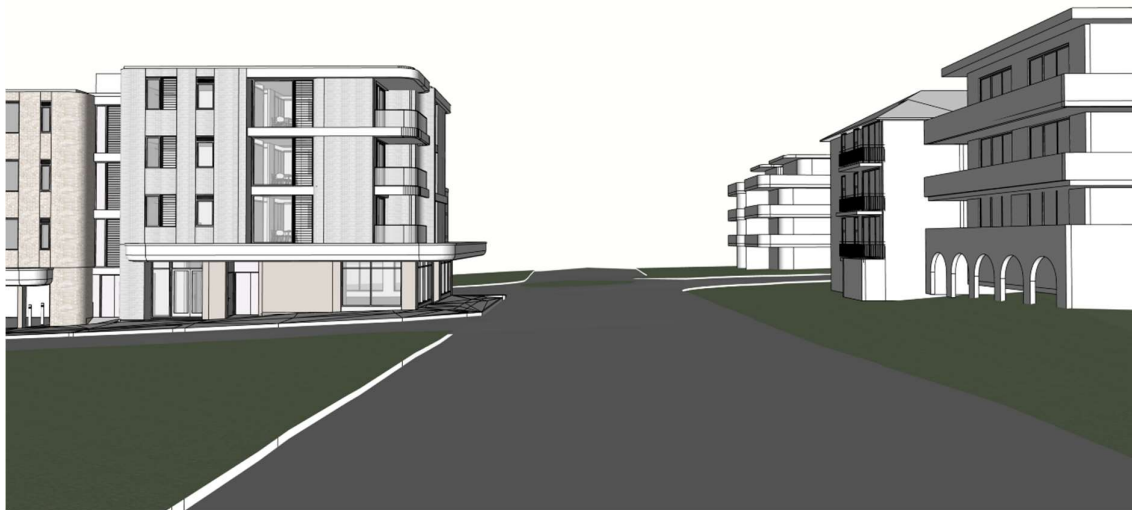
Proposed Development viewed from Pacific Pde east of junction with Griffin rd. Building bulk in the front left showing 151-153 Pacific Pde development as per the approved DA set.

Lastly, the proposed building articulation is strongly aligned with the desired future character of the area as is interpreted from the recent surrounding approvals, one of which is seen in the above perspective, with its four storey form and curved edges.

The proposed built form on the subject site is light, well articulated and well considered in regards to the surrounding context and the desired future character of the area. It proposes a language that allows for the building to act as a gateway site and provides a legible connection to the Dee Why Beach front.



Proposed Development viewed from Griffin Rd south of the Pacific Pde junction. Building bulk on the right side showing 151-153 Pacific Pde development as per the approved DA set.



Proposed Development viewed from Pacific Pde west of junction with Griffin rd. Building bulk in the rear right showing 151-153 Pacific Pde development as per the approved DA set.

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 building is made up of nine apartments and two ground floor retail tenancies, maintaining the number of commercial opportunities to the site. The proposed density of the

site is appropriate due to the close connection with job opportunities in Dee Why Town Centre and public transport to the city and other suburbs via regular local buses and B-Line services.

In addition, the location of the site is well suited to accommodate future residents with great access to public amenities and transport within walking distance. Basement parking is proposed for residents, with 14 residential spaces and 2 visitor spaces. There is currently no on site parking for the existing uses and any impact on car parking in the area from the current Food and Beverage tenancies is now vastly improved with a reduction in capacity for the proposed F&B tenancy, and the second tenancy designed as a commercial suite will have a reduced demand for parking as well.

There is no FSR limitation on the site. The proposed density is considered contextually appropriate and acceptable since it can easily be accommodated on the site whilst still conforming with the objectives of the Council controls, the LEP, the ADG, the Housing SEPP and the BCA.

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 liveability 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 design is well balanced in terms of orientation, managing to achieve a north-east aspect to 6 out of 9 apartments, maximising access to beach views, natural light and cooling north-easterly breezes.

The layout of the apartments open to two aspects, allowing for natural cross ventilation, reducing reliance on mechanical cooling in warmer months. The proposed masonry structural methodology in combination with an insulated envelope works well to retain heat in the cooler months, acting as thermal mass reducing heating requirements.

Longevity of materials selected for the facades of the building has been a consideration, with brick and rendered finishes being a great solution which is both durable and sustainable in this harsh marine environment.

Finally, a large proportion of the flat roof has been kept free of services to allow for future installation of solar panels, which will have an uninterrupted northerly aspect.

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.”

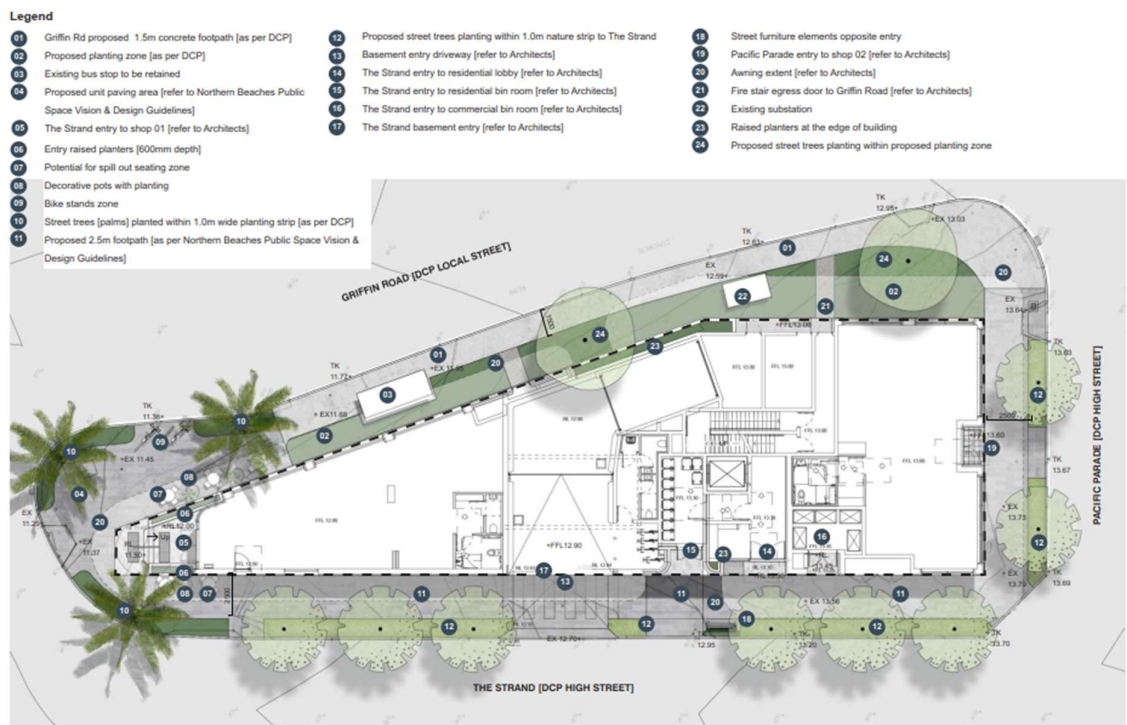
“Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.”

“Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity and provides for practical establishment and long term management.”

Due to the zero setback to boundaries, landscaping to the Ground Floor awning is proposed to the majority of the building’s perimeter. This will be visible to residents from their private open spaces, as well as the public. Soil and planting on top of awning will help in absorbing solar radiance, reducing temperature as well as act positively in reducing noise and glare.

Planters have been incorporated within the boundary on the ground plane at the entrance to the northern retail tenancy, as well as the eastern edge of the building on Griffin Road, and at the entrance to the residential lobby on The Strand. As part of the proposed development, the public domain between the site boundary and all constraining roads will be upgraded to include grass verges with trees of various varieties and the Landscape plan prepared by Land FX provides the relevant detail which we believe will be a vast improvement to the current public domain surrounding the site.

The site is located 100m from Michaela Howle playground, which is adjacent to Dee Why Beach and reserve, providing plenty of outdoor amenity for residents



Proposed Ground Floor landscaping including public domain works, design by LANDFX.

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.”

The apartments are generously sized 1 to 3 bedroom apartments. All apartments exceed the minimum apartment sizes as defined by the ADG. The northern 3 apartments will have views to the ocean, and all apartments have a vast outlook, given the island nature of the site.

The layouts of all apartments have been considered to maintain privacy to neighbours. The design of balconies to the north and south façades provide functional areas which ensure separation and privacy, while offering generous sheltered outdoor areas.

All apartments are provided with adequate storage within each apartment and additional storage cages in the car park as shown in the table on the cover page of this project.

Easy access for all age groups and degrees of mobility is achieved at ground level, where the pedestrian entry is located. A lift is located in the generous lobby providing direct access to all apartments. The adaptable unit is located on the first level for convenience.

Ample car parking is proposed to be provided via a car lift to 2 levels of basement accommodating 14 residential parking spaces and 2 visitors spaces. In addition to generous storage cages, the basement also provides adequate bike storage for residents and visitors.

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.”

The building proposes multiple opportunities for passive surveillance to all street frontages. The main lobby is accessed directly from The Strand and will be surveyed by a glazed door and a video intercom system.

The basement carpark roller door is recessed into the building to allow for a waiting bay to the car lift, and access to the amenities for the retail patrons. This will be surveyed by video surveillance, with a traffic light system to the car lift and mirrors at the driveway entry for pedestrian safety.

The residential and retail tenancy entry points to the building are accessed via footpaths at a relaxed gradient to ease access, which will be well lit and clearly identifiable by means of landscaping and signage. The residential entryway gives direct access to the main building lobby, from where residents and their visitors take the lift directly inside residential apartments. There are opportunities for video surveillance for future tenants of the retail tenancies.

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 and providing opportunities for social interaction among residents.”

The local area provides a variety of housing choices ranging from residential flats to bungalows, short term accommodation and detached houses. This proposed development with nine spacious apartments will add further variety to the offering in the area.

The development comprises of 1, 2 and 3 bedroom apartments, catering to the demand of a broad market in the area. The development proposes 15% of the Gross Floor Area as Affordable Housing. This offering comprises of 2x one bedroom apartments, and 1x two bedroom apartment, offering a variety of product.

The North-oriented apartment on level 1 is proposed to be adaptable (one required by Warringah DCP), providing the option of a spacious apartment which is large enough to also accommodate a carer if required, for people with disabilities in the area. Three LHA silver level apartments are proposed, which exceeds ADG requirements. All common corridors and the like have been designed to be accessible and provide ample circulation spaces.

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 a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

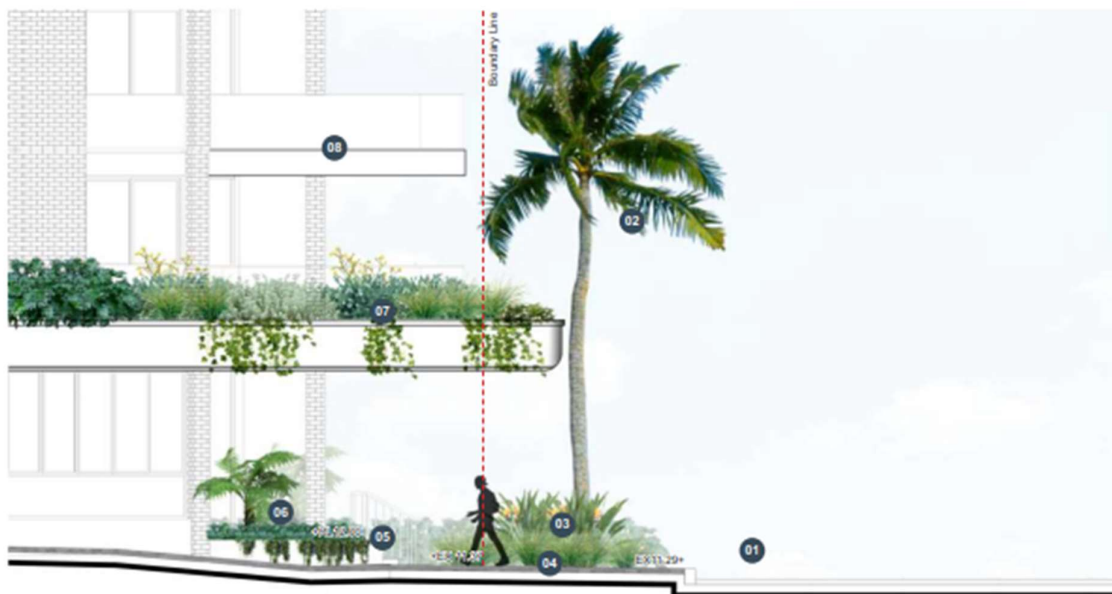
The building presents with a contemporary coastal vibe. Subtle curves and timeless, hardy finishes present a building that will withstand the test of time – not only from a durability perspective but also architectural language.

The northern corner of the building is accentuated by the shape of the site and the sweeping curves of the terraces to the northern apartments respond to the form of the coast. The curved terraces are complimented by curved brick walls to the façade, which allow for an undulating façade in the vertical plane.



The facades are further articulated in that the vertical edges of these gently curved walls are then broken up by horizontal fascia lines which undulate between levels, creating movement along the length of the building. Terraces are recessed from the façade, providing protection from the elements, whilst still maintaining access to natural light. The level difference between the north and south forms of the development are further defined by a change of bricks in both tone and texture, helping to further break up the overall form of the building yet still ensure a consistent language.

Textured render to fascias, spandrels and soffits is a soft white tone which is a crisp finish to the natural brick tones. The incorporated awning planters soften the form further by bringing the landscape into the building.



Please do not hesitate to contact me should you require further details.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Gough'. The signature is fluid and cursive, with the first name 'Bridie' and the last name 'Gough' clearly distinguishable.

Bridie Gough

Director

Arb No. 8280. Nominated Architect

Platform Architects

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