

SEPP 65 DESIGN VERIFICATION STATEMENT

[REV A]

Prepared to accompany the Development Application submitted for the proposed mixed-use development at:

396-402 Sydney Road, Balgowlah NSW 2093



Prepared on behalf of:

398 Balgowlah Pty Ltd

Date: September 2018

Prepared by:

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Verification of Qualifications/ Statement of Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects - Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale.

Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the revised Development Application.

Statement of Design

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP No. 65.

PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.



Paul Buljevic
Director
Registered Architect NSW, No. 7768

Site Description

The subject site known as 396-402 Sydney Road, Balgowlah is near the corner of Sydney Road and Woodland Street, southwest fringe of the Stockland Balgowlah Shopping Centre area. Towards southwest on Sydney Road it leads to Spit bridge and east direction towards Manly Beach. It is well connected within the local bus network with multiple routes to and from the City, Chatswood, Manly, Collaroy, Milsons Point etc.

The site is of a rectangular-shaped parcel and consisted of 2 lots of land (Lot A & B of DP85983), currently occupied by a two-storey brick building and three-storey brick building of retail and commercial tenancies. The width and length of the site is approximately 29m by 42.6m with a total site area of 813 sqm.

Under Manly Local Environmental Plan 2013, the subject site is identified within the B2 Local Centre zone.

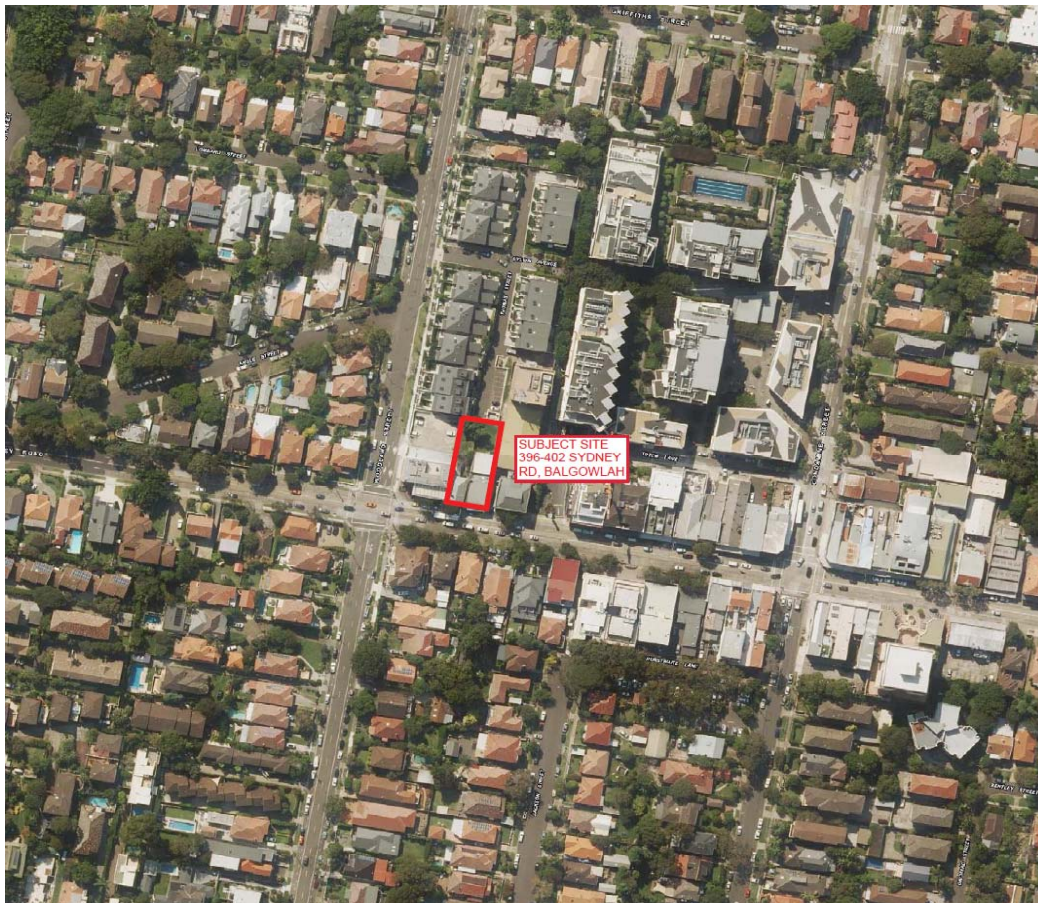


Image 1 – Aerial view of subject site and existing context
Source: SIX Maps

Surrounding Context

The surrounding neighbourhood is comprised of predominantly 2-5 storey mixed-use buildings along Sydney Road towards east, multi-storey shopping centre complex along Condamine Street to north and 1-2 storey single dwellings to westerly area of the site. Local retail shops, cafes, restaurants and natural reserves can be found in close proximity. Bus stops are conveniently located along Sydney Road, one is directly located on Sydney Road opposite the subject site.



Image 2 – Corner of Sydney Road & Woodland Street (view towards east)



Image 3 – Subject site at 402 Sydney Road frontage (building to the right).



Image 4 – Subject site at 396 Sydney Rd



Image 5 – Street view of 374 Sydney Road, Balgowlah – approved and constructed 5 storey



Image 6 – Street view of 396-402 Sydney Road, Balgowlah – looking west towards Woodland St



Image 7 – Street view of 396-402 Sydney Road, Balgowlah – looking east along Sydney Rd

Design Proposal

The Development Proposal incorporates:

- Demolition of existing 2-3 storey brick buildings and associated hardstand areas on site.
- Excavation and construction of a 2-level basement car parking comprising a total of 36 car parking bays catering for both the residents, offices & visitors, with driveway entry via Sydney Street.
- Construction of a 4 storey shop top housing development with ground level offices accessed off Sydney Street.
- Construction of 16 residential apartments comprising of the following mix, inclusive of 4 adaptable apartments.

Apartment Mix	No.
1 Bed	4 (25%)
2 Bed	11 (69%)
3 Bed	1 (6%)
Total	16

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 on Sydney Road near the corner of Woodland Street to the west. The immediate context includes a mixture of low-scaled terrace group dwellings to the north at the rear of the site, mixed-use buildings to the east and west. Along Sydney Road, ground level retail premises begin to appear gradually along the street from the subject site and becomes a highly activated street frontage further towards Condamine street junction, where both sides of Sydney road are zoned as B2 Local Centre. To northeast area of the site locates the Stockland Shopping Centre as a multi-storey mixed-use complex which is highly used as a modern retail-style urban structure. The site is zoned in a B2 local centre area.

With the intention to increase the activation to the fringe of the local centre area, the planning strategy for the proposal adopts a shop-top housing typology to increase the density that boosts the desirable integration into the low-scaled residential neighbourhood.

The proposed development responds to the existing character in the local area with a glazed and highly articulated building frontage design to Sydney Road.

Varying setbacks from 3m, 6m to 9m is established at ground level to delineate and differentiate the different uses along the street interface and invite activation and participation with pedestrians. Zero setback is maintained along the street frontage from level 1 and 2, with increased setback and subtle massaging to the bulk on level 3 so as to play with building presentation across different parts of the development. On the 4th residential level, the proposal is much further setback from the building below to maintain a minimal visual appearance from the street, and does not contribute to the bulk and scale of the development (refer Image 9).

The proposal adopts the lowest point of the site on Sydney Street for vehicular entry and furthest away from the prominent corner to maintain the pedestrian and street linkage.

A mixture of off-form concrete, metal feature cladding and vibrant paint finishes are proposed as a modern design palette, ensuring a sophisticated yet modern integration into the existing context.



Image 8– View of proposed development from Sydney Road, towards east (level 4 residential unit is not visible from the street)



Image 9 – View of proposed development from Sydney road, towards west (level 4 residential unit maintains minimal visual appearance from the street and does not contribute to the bulk or scale of the development)

Principle 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.

With the surrounding buildings varying between larger scaled mixed-use buildings that are 3-5 storeys on Sydney Road side and 1-2 storey low scaled residentials on Woodland Street, the proposal adopts a built form and scale that fits within the surrounding street context.

The proposal is considered a large improvement from the existing monolithic building mass to a highly articulated building that showcases linear balcony bands, framing features to highlight the fluidity of the building.

The proposal incorporates connection internally to breezeways that are open to a large 3-storey lightwell centrally located, to allow for northerly sun, cross ventilation and landscaping for visual amenity to the apartments.

For level 4, the building bulk is positioned with deep setbacks from the main building edges below with no visual appearance from street level perspectives.



Image 10 – Proposed development viewed front-on on Sydney Rd, showing predominant building masses separated by deep recessed balcony zone marking the combined office/residential entries at ground level



Image 11 – Proposed development viewed from the private Thomas St laneway, showing linear balcony banding creating fluid and soft edge to the rear of the building

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 shop top housing development provides a medium density urban housing that comprises 16 apartments on a site area of 813sqm, with ground level office suites. The office and residential component of the proposal are considered appropriate for the subject site and the immediate locality.

The proposed apartment mix presents a mixture of 4 x one-bedroom apartments, 11 x two-bedroom and 1 x three-bedroom apartments, reflecting the market demand in relation to typologies and living patterns of the local area.

The density of the development is considered sustainable within the existing availability of infrastructure, public transport, community facilities and environmental qualities of the site. As such the proposal provides an appropriate density for a residential development in the immediate context.

Additionally, the basement carpark houses 24 residential car spaces (including 4 accessible car spaces), 3 for residential visitors, and 9 retail car spaces.

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.

A comprehensive analysis of the building has been undertaken as part of the BASIX Assessment however we note the following general inclusions as part of the proposal:

- A high degree of cross flow ventilation for the apartment units.
- Internal layouts and orientation have been arranged so as to provide good natural daylight and solar access to primary living areas, external private open space and courtyards.
- Typical floor plates from Level 1 to Level 3, minimising structural transfers and false ceilings.
- Central external lightwells to provide opportunities for solar access and cross flow ventilation for south facing apartments. It minimizes the need for mechanical ventilation and lighting, as well as reducing energy demands.
- Appropriate overhang depths, awning and bifold metal screening to facades.
- Fully landscaped lightwell for a sustainable outlook for all building users.
- Water storage and on-site detention tanks are integrated into the ground level above the driveway concealed behind the carpark entry doors.
- Energy efficient appliances and fixtures as part of the internal fit out to minimize water consumption of resources.
- Centralized hot water system

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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

- All apartments house generous balconies positioned to flow from primary living spaces and take advantage of orientation and outlook.
- Level 1 and 3 north facing apartments benefit from planting along the full width of the balcony and unit to promote good visual amenity and privacy for each apartment
- Landscaping within the external light wells provide visual amenity and privacy between apartments
- With a general focus on low maintenance, the proposal incorporates selective planting of various types and density with an overall desire to soften the harsh edges and outlook on Sydney Road streetscape

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 future residents of the development will benefit from a good level of amenity assisted with provision made for the following:

- A good variety of apartment sizes, layouts and general configuration.
- Appropriate connections and subtle separation of spaces within the apartments to capture northern light
- The building layout accommodates ventilation to all bedrooms and habitable spaces, with 81% of apartments (13 units) achieving cross ventilation which exceeds the min requirement of 60%. A range of awning windows, sliding doors to balconies, privacy screen and generous living areas facing lightwells provide the residents a variety of options when it comes to altering their own internal environment.
- Private recreational areas accessed directly from main living spaces for each apartment.
- Adequate day lighting and solar access for all rooms within the apartments.
- Carefully considered privacy measures to any balconies and bedroom windows facing both Sydney road
- Our solar study has indicated that 81% of the apartments (13 units) achieve over min. 2 hours solar access on June 21 to the living areas. For private open space, 75% of the apartments (12 units) achieve the minimum 2 hours requirement of solar access. This is considered an excellent outcome for the residents' amenity despite the low number of units.

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.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- Clearly identifiable main building entrances and generous open entry areas allow for adequate surveillance. It is clearly visible from the street with an open security gate installed with surveillance camera and intercom.
- All apartments are above street level with a keyed system incorporating a high level of occupant security
- Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public areas
- Secure basement car parking provided with keyed access. Fire stairs at both of each split level carpark provide paths for all residents from basements to street level and separate stairs within the building core provides escape paths from top to street level. Clear circulation paths in the basement allow safe pedestrian movement, in particular when waiting at the lift and access to individual parking space and storage area.
- Careful screening measures adopted to openings of building
- 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

- Offering opportunities for intimate social interactions for the residents and the neighbourhood, the proposed development uses the ground level office spaces to engage with the local communities.
- The proposal will increase the availability of well-designed dwelling configurations to the vicinity without having adverse effects on the character and amenity of the immediate area, with a general healthy unit mix of 25% of one-bedroom apartments, 69% of two-bedroom apartments and 6% of three-bedroom apartment.
- The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants
- In addition, the development has also provided generous width of lobbies for ease of accessibility. The lobby corridors are well-lit and ventilated naturally.
- The site is located within close proximity to necessary facilities including public transport, shops, supermarkets, educational and services stations as well as schools and healthcare, including the following:
 - Shops, amenities and banks located nearby at the Stockland Balgowlah Shopping Centre
 - Health: Woodland Street allied Health Centre across Sydney road, Balgowlah Village Medical Practice at the nearby Shopping Centre.
 - Restaurants & Cafes in the vicinity along Sydney Road to the east and additionally in the nearby Stockland shopping centre.
 - Local Woolworths redevelopment is currently underway with construction on Alexander Street
 - Recreational: North Harbour Reserve to the southeast including Wellings Reserve and waterfront North Harbour Walk. Manly Golf Club to the north east direction.
 - Education: Balgowlah Heights Public School approximately 1.3km to the south
 - Childcare/Preschool: Balgowlah Preschool within 180m to the west of subject site
 - Transport: bus stop along Sydney Road servicing routes to and from the City, Chatswood, Manly, Wynyard, Warringah and Collaroy Plateau.

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.

The contemporary architectural style coupled with the orientation and configuration of the site enables a highly articulated aesthetic broken down in the following elements:

- The elevations are varied in expression and designed primarily to respond to sun, setbacks and street activation. The building has a modern and clean aesthetic, mixture of hard and soft surfaces, light and dark colours.
- The proposal adopts a set of elegantly curved solid balcony walls along Sydney Road, framed within a 2-storey box in off-form concrete, with bi-folding screens and glass balustrade. It is adjacent to a 2-storey more solid and simple off-form concrete form which provides an acoustic barrier for bedrooms, with a slight curve leading to the entries. The various scaled architectural features allow it to break down the facade into proportions similar to the adjacent buildings and creates an articulated and interesting outlook along the streetscape.
- Considering the materiality of the existing neighbourhood and new developments, the proposal features a modern palette of quality materials such as off-form concrete, timber-look screens and metal cladding. Vibrant colours are also proposed for a few balcony walls to make a design statement to the streetscape, as a modern apartment building.

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 character of the vicinity.

Refer Image 10 & 11.