

SEPP65 Principles Statement

27 Waine Street, Freshwater

September 2022

Version 01

FUSE ————— ARCHITECTS

STUDIO 64---61
MARLBOROUGH STREET
SURRY HILLS 2010
MAIL@FUSEARCHITECTS.COM.AU
FUSEARCHITECTS.COM.AU

FUSE ————— ARCHITECTS

Introduction

The proposal for 27 Waine Street, Freshwater is a response to a growing demand for a good quality yet affordable multi residential in the area.

Exploration started with a questioning of the idea of “design excellence” and the challenge to prioritise and balance the broad ambitions set out as criteria for said excellence.

The project, as we saw it, was to find a meaningful way to overlay these ideals over economical imperatives, whilst ultimately delivering quality homes for future occupants and contributing positively to the public domain.

Our design process involved a detailed survey and analysis of the existing context and desired future character and a review of how recently approved developments of a comparable scale were working to either support or challenge those two realities. From what was working and not working we sought to embrace the idea of building as a catalyst to transform context through a lateral interpretation of planning controls, to tease out the best ways to satisfy key objectives.

The design is for a boutique residential flat building that will deliver 6 new homes. It is a bespoke response that meets key SEPP 65 and ADG requirements with a simple and elegant form appropriate for it’s time, it’s purpose and it’s context.

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 27 Waine Street, which is in the suburb of Freshwater and located within the Northern Beaches Council Local Government Area (LGA)
- The site has three street frontages.
- The site is approximately 400-500 metres from the nearby bus station on Pittwater Road and Oliver Street. These stop services trips between Manly to Palm Beach and Wynyard to South Curl Curl Beach.
- The site is comprised of one (1) lot with an area of 556m², legally defined as Lot A within Deposited Plan 412396.
- There is a 5.6 metres cross fall from the north-east corner, down to the south-eastern corner of the site.
- The site is located within an established residential area zoned *R3 Medium Density Residential*. The current locality is characterised by one story house.
- Within a short walk exists a nearby *IN2 Light Industrial* offering retail store and essential services and childcare services.
- The site is affected primarily by south-westerly winter winds, and north-easterly summer winds.
- The proposal is for a boutique residential development with a semi-recessed basement level, and 6 residential apartments at upper levels. In summary, the proposal involves:
 - the demolition of existing improvements on site comprised of a single-story cottage and attached garage;
 - excavation to create 1 level of basement car parking with direct street access via the new proposed cross-over;
 - Six (6) residential apartments above with 3 bedroom units; and
 - associated landscaping.

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.

- The site is within the R3 zone and borders the R2 zone. The building's massing, height and building alignment appropriately reflect a transition between zones.
- The built form and scale are consistent with council's expert panel comments and suggestion.
- The building mass cascading on the top level to respect the neighbouring R2 building density to the north.
- The building comfortably sits at acceptable height and setback controls.
- The building's facades, massing and depth are well articulated and create an interesting and strong form.
- Solid and transparent building elements located as an honest response to the natural climate, maximising solar gain from north during winter while preventing overheating from afternoon sun during summer.
- In the same time, the above strategy also used to give the design as transitional elements between 2 different residential zone.
- Amenity of surrounding buildings is maintained with adequate separation provided.
- Landscaping within the front setback area contributes to and enhances the streetscape.

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 density of the development and associated floor space yield is appropriate for the site and its location.
- The site is approximately 400-500 metres from the nearby bus station on Pittwater Road and Oliver Street. These stop services trips between Manly to Palm Beach and Wynyard to South Curl Curl Beach.
- The site is well serviced by basic retail and essential services and public recreation space a short walk away on Waine Street & Pittwater Road.
- The density proposed does not give rise to any significant impacts on the adjoining properties (current or future) in terms of overshadowing, loss of privacy or visual impact.
- A generous level of separation exists between proposed apartments and from surrounding developments.
- A high level of amenity is provided for future residents of the development with generously proportioned internal and outdoor 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

- The development is designed to embrace ESD principles where possible and provides 100% of apartments with cross ventilation.
- The communal circulation areas are open to provide natural ventilation and daylight to minimize power use during the day.
- Open breathable circulation areas minimise the reliance on mechanical ventilation and artificial lighting to communal areas.
- Communal landscaping features local and indigenous Australian varieties while also provide deep soil zones.
- Boulders derived from excavation being reuse in the landscape design either as a cascading-feature retaining wall or seating areas to promote localities and the genius loci of the place.
- The development meets and exceeds the energy and water reduction benchmarks as set out in the Building and Sustainability Index (BASIX).
- Proximity to existing transport hubs encourages the use of public transport for daily commutes.
- The building is constructed of low-maintenance, long lifecycle, recyclable, low carbon, locally manufactured and reusable materials.
- Efficient basement design minimises excavation to meet parking needs.
- Flat roof has potential to be used for the photovoltaic solar generator, reducing the energy load consumption to the existing network and encouraging the circular economy.

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.

- The landscape has been designed as integral to the architecture, resulting in greater aesthetic quality and amenity for both residents and the general community.
- The generous open space is layered with local variety landscaping at every opportunity.
- Deep soil planting within the front setback enhances the streetscape adding greenspace to the public domain.
- This communal open space incorporates deep soil planting and sitting areas to accommodate informal social interaction and recreational activities.
- Plant selection to the communal and private open spaces have been carefully considered maximizing potential for amenity while ensuring resident privacy and minimising water usage.
- All hard and soft treatments on the ground plane are carefully designed to ensure the site will create a positive and compatible contribution to the public domain.

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.

- Careful orientation of the building has afforded a high degree of amenity to all apartments and open spaces.
- The communal open space is a wide, level space with equitable access.
- The accommodation consists of 6 dwellings, double-storey unit with 3 bedrooms. Sizes ranging from 3 bedrooms + 3 baths 111-114m² and 3 bedrooms + 2 baths + 1 powder 109-116m².
- The mix is in accordance with the DCP requirements to consider population trends, market demands and location in relation to public transport, public facilities, employment areas, schools and retail centres.
- 33% of the total apartments (2/6) incorporate the Liveable Housing Guideline's silver level universal design features.
- Each dwelling has access to a private open space, such as a balcony or terrace, with a minimum area for the balconies of 12m² for 3 beds in accordance with the minimum areas in the ADG.
- The dwellings have minimum balcony depths in accordance with the ADG.
- The minimum ceiling height of habitable rooms is 2700mm and the floor-to-floor height is generally 3100mm.
- Storage has been provided within units with the remainder, a maximum of 50% of the minimum requirement, provided in basement storage cages. Storage is in accordance with the minimum areas in the ADG of 10m³ for 3 beds.
- All apartments have an outlook to the public domain.
- 83% (5/6) of dwellings receive 2 hours of solar access between 9am and 3pm in mid-winter.
- 100% of apartments are naturally cross or corner ventilated.
- A total of 12 covered car parking spaces are provided in the basement. Proximity to public transport links will encourage use of public transport and car sharing. As such, the car parking provided is adequate and in accordance with the DCP for the development.

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 design of the building optimises safety and security, of both the development and the public domain. Safety and security have also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management.
- The street-level entrances provide secure access with direct sight lines into the communal circulation spaces.
- The large communal areas reinforce social interaction through equitable access and shared ownership.
- Sight-lines are largely unobstructed throughout communal spaces minimising opportunities for concealment.
- Well-lit internal and external communal open spaces reinforce passive safety principles.
- The building will utilise an integrated security and intercom system to the lobby and car park entry giving residents direct access and visitors a mechanism to communicate with residents.
- Vehicular access is provided into a secure car park.
- The communal courtyard on ground level is overlooked by north / north-west apartments.

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

- Freshwater is characterised by its social and economic diversity, which is reflected in the uplift of density seen in the area. The objective of this development is to add quality dwellings of high amenity across a range of configurations at different price points. The proposed apartment mix is intended to reflect the broader locale's demand of apartments types, in particular offering efficient and affordable apartments.
- The 3 bedroom apartments are given an open utility space or "family hub" that can be adapted to suit the needs of residents in their various life stages regardless of the household composition. The space could variously be a play room, study or store room at different stages in a household's life. The space is based on international best practice requirements for accommodating families and children in high rise accommodation.
- Recently designed residential developments in the vicinity have attracted residents from a wide range of backgrounds and age groups and the expectation is the proposal will be no different. Current analysis and data has shown that typically, in developments of this nature, the majority of new residents come from nearby suburbs meaning that developments are an enhancement of existing communities.
- The proposed development offers sound amenity to those with impaired mobility with 33% of apartments incorporating the Liveable Housing Guideline's silver level universal design features.

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.

- We believe the success of the aesthetic character of any given design is not derived from its conformance to or response to planning objectives, but in the integrity and legibility of its intent.
- The proposed form exhibits both familiar and unconventional elements with a mix of vernacular, brutalist and modern finishes.
- The use of blocks and exposed concrete acknowledges the history of the Sydney school movement in 1950-1980s and current uses of surrounding developments, whilst contrasting glass and metal detailed elements cut and define the forms with modern gestures.
- The proposed design, whilst brutalist in nature, is considered to be both sympathetic to the existing context as well as the desired future character of the area.
- The choice of material, colour and texture has been carefully considered with respect to the surrounding natural and built environment. The materials proposed for use throughout the project have been selected to withstand the elements whilst maintaining their fit within the broader architectural design of the project