

23.06.2023

East Coast Property Development Pty Ltd



## SEPP 65 DESIGN VERIFICATION STATEMENT

### In accordance with EP&A Regulation 2021 Clause 102(2)

Prepared to accompany the Section 4.55 (8) application lodged for the proposed modification to the current Development Consent, Northern Beaches Council, the residential development at:

**4 Alexander Street, Collaroy NSW 2097**



Prepared on behalf of:

**East Coast Property Development Pty Ltd**

Revision: [B]

Date: June 2023

Prepared by:

**PBD Architects**

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## Environmental Planning and Assessment Regulation 2021

### 102 Modification applications for residential apartment development consent

(2) *The statement must-*

- (a) *verify that the qualified designer designed, or directed the design of, the modification of the development, and*
- (b) *verify if the qualified designer designed, or directed the design of, the development consent was granted (the **original development**), and*
- (c) *explain how the development addresses-*
  - (i) *the design quality principles, and*
  - (ii) *the objectives in the Apartment Design Guide, and*
- (d) *verify that the modification does not-*
  - (i) *diminish or detract from the design quality of the original development, or*
  - (ii) *compromise the design intent of the original development*

### The proposed modifications to the development consent, DA no: 2021/1805 at

#### 4 Alexander Street, Collaroy entails:

- Proposed modifications to skylights including deletion of 2 skylights over unit 2.01 and updated sizes of skylights over Unit 1.02 and 1.03,
- Additional storage room at basement level,
- Updated interior layout generally,
- Modification to façade window openings and configurations generally,
- Additional metal framed louvre awning to Level 2,
- Proposed removal of flood gate from driveway and associated DA Condition 28,
- Proposed external design modifications including additional BBQ benches, planters, fences, and gates for maintenance access to side planters at rear (Level 1),
- Updated stormwater concept design,
- Associated landscape design update including:
  - a) Level 1: proposed min. 1.5m wide grass swale at existing ground levels, based on overland flow assessment by civil. Eng,
  - b) Level 1: proposed 2 additional private plunge pools at rear,

- c) Level 1: revised boundary fencing height and design at rear,
- d) Level 1: revised external levels,
- e) Level 1: revised external backyard,
- f) Ground floor: revised front garden design to G.01 and around OSD tank area,
- Proposed building height increase including adjustments to floor levels to:
  - Level 1: RL 7.73
  - Level 2: RL 11.03
  - Roof: RL 14.28
- Updated roof layout including adjustment to the extent of roof overhang, lift overrun structure, services exhaust ventilation, services enclosure, and photovoltaic panels. Proposed deletion of DA Condition 8 as part of the proposed amendments at roof level,
- Updated extent of shoring and retention generally,
- Modification to proposed car parking arrangement and number of car spaces.

### **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 proposed modifications to the deferred commencement consent.

### **SEPP 65 Design Verification Statement**

The proposed modifications have been set out adhering to the design quality principles as outlined in Part 2 of State Environmental Planning Policy No 65 – Design of Quality Residential Flat Development.

The proposed modifications result in an unchanged apartment mix (density) and GFA, proposes a desirable balance of maintaining design excellence with minor changes in the external envelope (window configurations, consolidated roof overhang depth, louvre awning structure on Level 2), improves the outdoor amenities to the private open spaces with BBQ benches, enriched planting, and plunge pools to units 1.02 and 1.03. The floor-level adjustment is proposed to adhere to the required structural integrity and the ability to accommodate essential fire safety measures, whilst retaining consistency in response to the neighbouring amenity, privacy, and streetscape with the DA approval.

We confirm the accompanied documentation for the proposed modifications:

- Achieves the design principles set out in the State Environmental Planning Policy no. 65,
- The objectives of the Apartment Design Guide are achieved in the modified development, and

- The modifications do not diminish or detract from the design quality, or compromise the design intent, of the development for which the development consent was granted.

The proposed modifications remain consistent regarding the design quality and design intent with the development consent.