



March 4, 2022

**SEPP 65 DESIGN VERIFICATION STATEMENT FOR DEVELOPMENT
APPLICATION OF 1102 BARRENJOEY RD, PALM BEACH**

SEPP 65 Design verification statement

Rob mills architect has been responsible for architectural design of the project 1102 Barrenjoey Road, Palm Beach and worked in cooperation with a team of professional and experts in respect of the matter.

Rob mills architects verify that the design quality principles set out in 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.

- Cover page(DA00)
- Site analysis plan (DA01)
- Massing envelope (DAO2a.DAO2b)
- Demolition plan (DA03)
- Site plan/Roof plan (DAO4)
- Basement plan(DAO5)
- Ground floor plan(DAO6)
- First floor plan(DAO7)
- Second floor plan(DAO8)
- Elevation-East and West(DA10)
- Elevation- North and South(DA11)
- Sections (DA15)
- Section-Driveway (DA16)
- Shadow diagrams (DA50, DA51, DA52)
- Materials and Finishes (DA60)
- GFA and landscape calculations (DA70)
- Solar access analysis (A72)
- Overlooking analysis(A73)
- Natural ventilation and liveable plan diagram (A74)
- ADG Compliance Table (Annexure A)



Background:

On 13th November 2014, development consent was granted to Development Application NO119/14 proposing the demolition of existing structures and construction of a shop top housing development comprising 3 retail tenancies, 4 residential apartments and basement parking. This consent was subsequently physically commenced as confirmed by Council correspondence of 6th November 2019.

The proposed scheme seeks to improve the industrial design of current approved DA. RMA craft a sea-side village looking shop top housing with which is in keeping with Aesthetic expected by the palm beach locality statement.

the proposed scheme also refines the vehicle egress design to the basement, improve floor area efficiency of each level; on ground floor create a community open plaza adjoining Barrenjoey house, on upper levels, reconfigure the level1 and level 2 layout for spacious apartments.

Overall, the proposed scheme contributes to the amenity of the public domain and to the desired future character.

Site description

The site is located on the eastern side of Barrenjoey Road. The site currently comprises of a single level, walk up, food retail building with on-street parking. The site is known as 1102 Barrenjoey Road Palm Beach.

Palm Beach is located approximately 49 kilometres north of the Sydney on Pittwater Bay.

The subject site comprises of one land parcel (Lot 11 DP 1207743).

The site is located within the Northern Beaches Local Government Area (LGA).

Note the current DA and Approved Design is approved under the Pittwater Council (LGA) which has since been amalgamated to form a new LGA classified as Northern Beaches Council.

Total site area is 1138.1 sqm.



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Image 1 – Aerial view of subject site and existing context

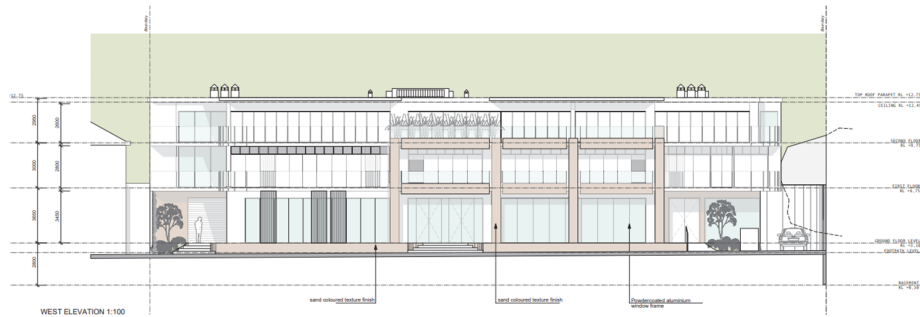


Image 2 -Elevation of approved development



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Image 3- View of subject site from across Barrenjoey Road



Image 4- View of subject site from south of Barrenjoey Road



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Image 5- View of subject site from north of Barrenjoey Road



SEPP65 Design principals

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.

- Palm Beach sits on a peninsula towards the end of Barrenjoey Road, between Pittwater and Broken Bay.
- The site is located at approximately 160m to Palm beach wharf at north-west.
- The area generates significant visitor activity particularly on weekend and holiday periods due to the scenic value of the area. *(pre-lodgement meeting notes)*
Proposed design has a shortfall of 3 car parks in total. The subject site is at southeast side of Pittwater park and opposite of its associated car park. This car parking shortfall is evidently accounted for by the on-street car parking available within close proximity to the site. *(detailed analysis refer to traffic report)*
- The subject site is immediately to the north of the site is the locally listed heritage item, "Barrenjoey House" at 1108 Barrenjoey Road and is recognised as item 2270076 in the Pittwater Local Environmental Plan 2014. *(DSAP panel minutes 24 June)*
The proposed scheme demonstrates appropriate setbacks, similarity in height and scale to Barrenjoey house. The elevation articulated sea-side architectural characters with elements such as veranda posts and gabled roof etc.
The proposed scheme has no impact on the significance of the heritage building, but to further enhance its connectivity to community life by creating a public plaza.
- The immediate neighbour at south at 1100 Barrenjoey road is a two-storey single dwelling, stepping up to an additional storey to the rear. The subject site has same topography with 10.0m- 11.0m height difference between western and eastern boundaries.
The proposed scheme has no view impact on the southern adjoining neighbour, with increased setback on ground floor where the driveway and associated landscape are proposed.
- The proposed scheme has no view impact on eastern(rear) adjoining neighbours, with view analysis shown on DA.15.
- The proposal is in response of future character of palm beach locality, with main character of low to medium density dwelling development and response to scenic protection by minimize visual impact on the natural environment when viewed from any waterway, road or public reserve. DA.73.



Principle 2&3: 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 southern wall of the Barrenjoey house building is set back approximately 0m-1.2m from the north boundary of subject site. 0m setback from street(west)boundary.
- 1100 Barrenjoey road is approximately 5m-6.5m from the southern boundary of subject site. 0m setback from street(west)boundary,
- The front street(west) setback *DCP D12.5* require front setback to be 3.5m or established building line, whichever is the greater.
Proposed scheme provides 2.0m front setback(west) for colonnade and 6m for shop glazing line.
- Top level setback more, as 6.6m for glazing line and 4.4m for domers, to provide a softening to the street frontage.
- Proposed scheme provides 1.0m setback to north for all three levels.
- Proposed scheme provides 5.46m setback to south boundary on ground level, 4.4m setback on level 1 & 2.
- On Summary, compared with approved DA, proposed scheme increased front street setback on all levels, significantly reduced the impact of approved DA with 0m to 0.6m front street setbacks. Well-proportioned colonnade frame as buffering space between public and commercial tenancy, outdoor seating is provided as integrated landscape design.
- The height of proposed scheme is increased by 1450mm with proposed parapet height at RL 14,20 and approved DA at RL12,750, which is an outcome of community preference on pitched roof design, as compared to flat roof design.



Principal 4: 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.

- DCP B2.6 requirement is the commercial/retail component of the development must be a minimum of 25% of the gross floor area of the building.
- Proposed scheme proposes 386.1sqm commercial being 26.7% of the gross floor area of the building.
- Clause 4.5a LEP sets a maximum rate of shop top housing of one dwelling per 150m² of site area for shop top housing. Proposed scheme provides 5 units while permissible units number is 7. The proposed scheme is satisfactorily achieving the density controls contained in the DCP and LEP.
- The proposed scheme provides for the following apartment mix:
2x4 bedroom apt and 3x3 bedroom apt
The proposed scheme complies with DCP and ADG in terms of the size of rooms, balcony dimensions, and achieves appropriate dwelling yield that is envisaged from a development of this nature.

Principal 5 :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.

- Spacious balcony and terrace are designed in front of the habitable rooms, with full height operable windows, to maximum natural light and ventilation and create strong sense of private open space for each apartment.
- layout of apartment in middle (unit 2) is well considered in terms of sizing and positioning of windows, extra light well is provided for natural light and ventilation, to minimise mechanical heating and cooling.
- A high degree of cross flow ventilation is achieved for 100% of apartments proposed.
- 100% of units will receive minimum 2 hours of sun light between 9am to 3pm mid-winter.
- Palm beach support and encourage innovative and emerging transport technology, such as electric cars and autonomous vehicles. The proposed scheme provides EV charger at basement car park for electric vehicle charging.
- The materials palette is tuned to energy efficiency and low-energy use with insulation, low-emissivity glass, double -glazed windows, and high thermal mass building products.
- Dedicated bicycle spaces in basement and general storage for each unit is provided to promote alternate transport modes.



Principle 6: Landscape

Good design recognizes 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, coordinating 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.

- DCP C.1 require 20% of site area or 35 sqm per dwelling of landscaping to be provided, whichever is greater. 227.6sqm of landscape is required.
- The proposed scheme provides 319.4 m² landscape area and 209.3 m² of deep soil landscape with ADG requirement of 79.9m².
- The proposed scheme incorporates generous landscaping on the setback areas, terraces and open space throughout.
- The planting will consist of native species of scale and size to appropriately balance and soften the building scale and bulk.
- The landscaping plan is prepared by landscape architect 5th Season Landscapes with incorporation of council's guideline. The proposed landscaping contributes a positive image & an appropriate contextual solution.
- 5th season design introduce more green and native landscape species to reflect the nature locality of palm beach to achieve a biodiversity development.
- Propose public seating and landscape for pedestrian along west boundary, encourage strong sense of community. Landscape planting is proposed around public seating to minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.
- Deep soil area and green hedge is proposed along south boundary of the site.
- Northern end of the site is open up as public plaza for community use while a canopy tree is proposed for shading and retain as deep soil planting area.

Principle 7: 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.

- All of dwelling units within the development achieve the required amenity in terms of privacy, ventilation, solar access, and acoustic control.
- Private open space is provided for each apartment with.
 - Unit O1: 50.7m²
 - Unit O2: 26.8 m²
 - Unit O3: 58.1m²
 - Unit O4: 38.1 m²
 - Unit O5: 36.1m²



- The proposed scheme provides spacious habitable living area, well ventilated wet area and sunlight-filled terrace for marine living lifestyle.
- The solid wall at south side of the building is proposed in strategic location to ensure no unreasonable privacy impacts occur.
- Replaced one way ramp from approved DA with two way passing bay to streamline traffic movements in and out of the site with improvement of visibility. *(subject to Section 138 roads act approval)*
- The proposed scheme is supported by accessibility consultant and is DDA compliant overall, with one of the apartments A2 being adaptable and achieve standard of silver liveable housing.
- Adequate storage facilities have been provided in accordance with ADG requirement.
- For public interface, increased setback on ground floor provides quality outdoor space and good connection to Barrenjoey road.
- The proposed plans detail the provision of 21 car parking spaces, 10 for residential use, 2 for residential visitor use and 9 for retail use. Relevant matters are addressed in submitted traffic report.

Principle 8: 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 proposed development has been designed taking into consideration the CPTED principles to eliminate any opportunity of concealment.
- Separately designed public elevators and residential unit elevators ensure the safety of residents.
- Commercial tenancy usage on ground level increases passive surveillance opportunity.
- Higher retaining wall at rear boundary and tall hedge provides a natural barrier, together with rear neighbour's watch makes apartments safe.
- Vehicle ramp entrance is separated from pedestrian entrance, clear and well identifiable on south-west corner of site without obstacle to minimise conflicts. Level street commercial premises with a DDA ramp is provided for easy access.
- Common area lift and basement car park are secured with close circuit television cameras.
- A secure gate is provided at basement garage for residence as well as individual secured storage facility.



Principle 9: 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.

- The proposed scheme provides 3 bedroom mix of units with option of study room to suite different demographics and household needs.
- A variety of apartment size is provided for community with different budget.
- 1 adaptable apartment is provided for the future adaptation of a dwelling to accommodate the occupant's needs. All other units are easily converting to adaptable and achieve silver liveable housing standard.
- The proposed development is suitable for people of all abilities to access and live, it contributes to create an inclusive, healthy, safe and socially connected community.

Principle 10: 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 proposed scheme shows traditional sea side-village style, with respect to Barrenjoey house, which is supported by local community and DSAP panel, it is further simplified via removing the historicist detailing, introduce contemporary sun-shading screens, flexibly adjusted louvres achieves both environmental control also to provide detail to activate the façade according the occupants needs. *(DSAP meeting minutes 26 Aug 21)* The proposed scheme use natural local material colour such as sandstone colour render as primary finish, Roofing is natural zinc, and low-reflective. *(condition B.38 for Approved DA NO119/14)*
- ground-floor shop façades have a positive impact on people's social behavior and activity patterns in the street, providing opportunities for activity, play, and interaction. the boundary between indoor and outdoor space is blurred via large area of sliding glazed door, indoor activities extend outdoors, and different activities take place directly in front of the building via under-covered colonnade.
- The façade design introduces colonnade as vertical elements (pre-DA comment notes) breaking up the horizontal form. The proportion and scale of colonnade and architectural articulation to west façade is determined after carefully study the heritage item of Barrenjoey house, to echo the scale and achieve high level of harmony.
- The high-quality aesthetics result is enhanced with the skilful integration of landscaping & street front elements to engage in a non-threatening manner with neighbouring buildings and pedestrians.



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In conclusion, the proposal development of 1102 Barrenjoey Palm beach addresses each of the 10 design principles introduced by SEPP65 – Design Quality of Residential Apartment Development and The Apartment Design Guide and has a strong positive response to each control. We trust the above will assist Council in furthering its consideration of the planning proposal. Should you have any queries or require clarification on any matters please do not hesitate to contact the undersigned on 03 9525 2406.

Yours sincerely,
Rob Mills Architecture and interiors
Registered NSW, No. 8316

Annexure A
ADG Compliance Table

Annexure A : ADG Compliance Table- Summary of compliance with the ADG Design criteria of part 3 and part 4.1102 Barrenjoey Road, Palm Beach

Control	Design Criteria	Compliance
Part 3	Siting the development	
3D Communal Open Space	Communal open space has a minimum area equal to 25% of the site 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3 pm on 21 June	Total site area : 1138.1m ² Communal Open space required: 285.4m ² Communal Open space proposed: 242m ² Partial compliance
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: Site area 650m ² - 1,500m ² : 3m	Total site area : 1138.1m ² Deep soil zone required: 79.7m ² Deep soil zone proposed:213m ² Compliance
3F Visual Privacy Building separation	Up to 12m(4 storeys) 6 meters to the boundary between habitable rooms/balconies 3 meters to the boundary between non-habitable rooms The car parking requirement prescribed by the relevant Council.	Side setbacks: North Ground floor: 1m First floor: 1m Second floor:1m South Ground floor: 5.5m First floor:4.4m Second floor:4.4m Rear Ground floor: 3m First floor:3m Second floor:3m Front Ground floor: 6m First floor:1.9 m Second floor: 3.1m Partial compliance : Partial compliance / Non-compliance
3J Bicycle and Car Parking	In DCP B6.3 off-street vehicle parking requirement 2 resident parking space for each dwelling ;plus 1 visitor parking per 3 dwellings plus 1 parking per 30m ² of commercial GFA, The Pittwater 21 DCP requires that bicycle parking be provided at a rate of 1 bicycle rack per 3 dwellings.	Car parking for 21 cars (10 residential spaces and 1 visitor space, 10 spaces for commercial use 386.1m ² , 2 bicycle racks) Partial Compliance Relevant matters are addressed in submitted traffic report.
Part 4	Designing the building	
4A Solar and daylight access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter	100% of apartments in proposed scheme receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter Compliance
4B Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	100% of apartments in proposed scheme are naturally cross ventilated. Compliance
4C Ceiling heights	Habitable rooms 2.7m Non-habitable 2.4m	Compliance
4D-1 Apartment Size + layout	Minimum Apartment sizes: 90m ² for three bedrooms. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each. Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrowed from another room.	A1: 173.4m ² A2:164.5m ² A3:179.8m ² A4:236.1m ² A5:238.9m ² Compliance
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth from the window is 8m. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments	4of 5 apartments with dual aspects. 1 apartment (A2)with additional light well provided. Partial Compliance
4D-3 Apartment Size + layout	• 4m for 2 and 3 bedroom apartments Apartments are to have the following balcony dimensions: 3bedroom – 12m ² with min. 2.4m depth The minimum balcony depth to be counted as contributing to the balcony area is 1m	Compliance
4E Private open space and balconies	Ground level apartments should contain a minimum of 15m ² of open space, with a minimum dimension in one direction of 3m	Compliance
4F Common circulation and spaces	The maximum number of apartments off a circulation core on a single level is eight.	Compliance
4G Storage	3+ bedroom apartments 10m ³ At least 50% of the required storage is to be located within the apartment	A1: 16.1m ³ (5m ³ within apt) A2:20.9m ³ (8.9m ³ within apt) A3:16.2m ³ (5.2m ³ within apt) A4:19.4 m ³ (7.4m ³ within apt) A5:17.6m ³ (5.6m ³ within apt) Compliance