



Seventh of April 2020

The General Manager
Northern Beaches Council
725 Pittwater Road,
Dee Why NSW 2099

RE: **SEPP 65 DESIGN QUALITY PRINCIPLES STATEMENT**

Proposed Mixed Use Development
52-62 May Road, Narrabeena NSW 2099

Dear Sir / Madame,

In accordance with the design quality principles outlined in Schedule 1 of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65), we are pleased to provide this Design Quality Principles Statement.

SEPP 65 Design Quality Principles provide an appropriate methodology for assessment of the residential component of the development. The design quality principles do not generate design solutions but provide a guide to achieving good design and the means of evaluating the merit of the proposed solutions. The proposal is defined as comprising three (3) storeys and more than four (4) dwellings and hence the application of SEPP 65 is triggered.

An assessment of the proposal in accordance with the SEPP 65 principles is provided below.

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 character they create when combined. It also includes social, economic, health and environmental conditions.



Responding to context involves identifying the desirable elements of an areas existing or future character. Well-designed buildings respond to an 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 sits in established areas, those undergoing change or identified for change.

Comment:

The subject site forms part of a pre-existing and well-established local centre. This centre is physically defined as an island site, with Warringah Rd to its south, a local park to the east, Poplar Lane to the north and a pedestrian link from Poplar Lane to Warringah Rd, to its west.

The proposal strengthens the existing land use and local centre by delivering an architectural response that is contextual, economic and socially intuitive.

The proposal recognizes and enhances the sites immediate context by embracing both visually and physically with the adjacent local park to the east. This connectivity enlivens the western edge of the park and positively contributes to its ongoing use and acknowledges its importance as a local neighbourhood meeting place.

The proposal through its architectural planning is a natural extension of its context, reinforcing its importance as a local centre and providing opportunity for future economic and social growth, through its delivery of both retail and commercial uses. The proposal is permeable at ground, strengthening existing and anticipating future pedestrian movement, providing greater connectivity for surrounding residents accessing the local centre's retail and commercial uses.

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 buildings purpose in terms of building alignment, 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.

Comment:



The proposal is appropriate when consideration is given to the existing and future character of the street and surrounding buildings. Whilst a third storey is proposed in this instance, it has been carefully designed and aligned to be subservient to the overall scale and proportions of the proposal.

The built form proposed clearly defines the public domain by its overall site massing, orientation and alignment and contributes positively to the character of the streetscape and indeed the adjoining local park.

The proposal clearly acknowledges, again through its built form and scale, existing views and vistas and strengthens these vistas, again particularly to the adjoining park, whilst also capturing the potential for outlook from the proposal, due to the sites elevated position. This potential for views increases greatly the internal amenity of the proposal at all levels, whilst not impact on the existing context through a carefully considered and responsive built form.

Principle 3 _ Density

Good design achieves a high level of amenity for residents and each apartment, resulting in density appropriate for the site and its context.

Appropriate densities are consistent with the areas existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Comment:

The subject site is located within a B1 Neighbourhood Centre zone, which in this instance does not have a floor space control that would normally contribute to determining the density outcome for a site.

Notwithstanding the above, the proposal achieves a high level of amenity for residents, business owners and visitors to the site, resulting in a appropriate density that will continue to service the local community and provide much need housing choice within the local area.

As Sydney's population continues to grow and in line with State Planning policies, the site provides the opportunity to increase its density to contribute to Sydney's growing demand for housing. This opportunity is further strengthened by the sites immediate access to public transport and opportunity through its increased retail and commercial offering, access to employment for the local community and beyond.

The proposal also benefits from its access to existing community facilities such as the adjacent park and contributes in a positive manner to this environment.



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 reduces 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.

Comment:

The proposal successfully combines environmental, social and economic outcomes by acknowledging its inherent site characteristics and its role within the local community.

The site's access to solar, daylight and prevailing winds has been carefully considered in the overall planning response of the proposal. Residential units proposed have been designed to increase amenity and liveability through their access to sunlight and natural cross flow ventilation. Indeed, the proposed residential units exceed the design criteria contained within the Apartment Design Guide (ADG).

Coupled with the above, the proposal has carefully chosen materials for their inherent thermal qualities and indeed their ongoing maintenance costs. These material choices reduce the reliance on technologies for heating and cooling and in turn reduce the overall ongoing operational costs, that contributes a positive economic and social outcome for residents and business owners of any future stratum.

Further the proposal provides responsible waste storage and recyclable facilities for ongoing waste management of an operational site and whilst the proposal does not provide areas of deep soil, landscaping elements have been provided throughout, to assist with the management of captured stormwater and its reuse.

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 developments 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 neighbour's amenity and provides for practical establishment and long-term management.

Comment:

The sites immediate and established surrounding landscape is certainly acknowledged and indeed enhanced by the contributing nature of the proposal. The proposal whilst a defining infill type development, is influenced by the sites surrounding landscape and responds by embracing the adjoining local park. The architecture of the proposal provides a sunlit landscaped internal courtyard that is physically connected to the park and acts as a natural extension of such. This connection is also visually enhanced with the proposed planting to the edge of the park and further wrapping around the ground floor of the proposal.

Above this internal courtyard, the proposal incorporates both public and private green space, visually extending the sites surrounding landscape. A communal green space at level 1, with visual connectivity to the internal courtyard and access to high levels of daylight, further extends the contributive nature of the proposals landscape response. At level 2, private open space is provided with multiple opportunities for planting and greening of the proposal. This high-level landscape response again visually extends the sites surrounding canopy and enhances the overall streetscape and neighbourhood quality of the proposal.

The consideration of landscaping elements and their location throughout the proposal, optimises useability and opportunities for social interaction, whilst maintaining high levels of privacy and amenity to the surrounding community. The landscape proposal for the site is considered to be responsive and provides for practical and long-term management of such.

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's wellbeing.

Good amenity combines appropriate room dimensions and shape, 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.

Comment:

The proposed ground floor uses, their design and accessibility, is a positive contributor to the amenity and wellbeing of both residents and the local community.



The residential component of the proposal provides high levels of amenity to future occupants through the design, orientation and planning of each unit. This high level of amenity is provided through a combination of well-proportioned rooms, access to daylight and natural ventilation and their relationship with private open space. Furthermore, high levels of consideration have been given to the opportunity for outlook from each unit, without compromising visual and acoustic amenity between units and surrounding neighbours.

The proposal also provides for high levels of access for both residents and visitors. A lift provides access to all levels of the proposal and the way in which residents and visitors might access all areas of the proposal is clearly defined and highly visible.

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.

Comment:

Whilst the proposal provides for high levels of permeability to the surrounding community, to access quality public and private spaces, this has not been designed without careful consideration of safety and security.

The proposed internal courtyard can be accessed via three (3) clearly defined entry points being, May Road, the adjoining park and from Poplar Lane. These points of entry are proposed to provide public access but shall be secured after hours and require residents and visitors to rely on security measures, such as intercom, swipe card access afterhours.

Private and public spaces have been designed to be well-lit, fit for purpose and highly visible, maximising opportunities for passive surveillance and in turn providing safety and security for residents and visitors.

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 space for a broad range of people and providing opportunities for social interaction among residents.

Comment:

Housing diversity is addressed in the proposed residential units. A total of sixteen (16) units are proposed, with a mix of 1, 2 and 3 bedrooms units, ranging in size from 56m² to 128m². All units are well proportioned and provided quality private open space. Two of the sixteen units proposed, have been designed as accessible units.

The proposed units provide a diverse mix to accommodate the different demographics, living needs and household budgets. It is anticipated that the unit mix will also accommodate the growing need for housing choice in the local community and unit type accommodation which is currently in short supply but highly sought after by singles, professional workers and down sizers.

Additionally, due to the mixed-use nature of the proposal, three (3) by commercial tenancies and six (6) by retail tenancies are proposed. Tenancies range in size from 54m² to 105m², providing a mix that could accommodate a variety of uses. Tenancies have also been designed with flexibility for tenancies to be amalgamated to accommodate the existing and growing demand for commercial and retail space in the area.

Further to the proposed housing, commercial and retail diversity proposed, the proposal does provide for different communal areas for a broad range of people that provides for social interaction between residents, visitors, staff and business owners alike.

Principle 9 _ Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structures. Good design uses a variety of material, colours and textures.

The visual appearance of a well-designed apartment development responds to the existing and future local context, particularly desirable elements and repetitions of the streetscape.

Comment:

Architecturally the proposal responds positively to the existing context and provides a potential catalyst and benchmark for future development, particularly those sites immediately adjacent and to the west of the proposal.



The architecture of the proposal reinforces its mixed-use program through overall building mass and planning. The May road frontage is built to the lot boundary, providing retail uses and access to the internal courtyard at ground, enlivening the streetscape and providing both visual and physical connection and depth to the proposal. A street awning provides covered external seating and pedestrian movement, whilst the internal courtyard, which can be accessed via some retail tenancies, provides a larger area for community interaction and access to the adjoining park. Above the street awning, units are designed to interact with the May road frontage providing activity as well as passive surveillance. The top floor units are designed to sit behind and be subservient to the overall two storey articulation to May Rd.

Like the May Road frontage, the architecture of the proposal is responsive to its context. The proposals presentation to the adjacent park is open at ground and level1. This breaks the horizontal two storey form into two distinct volumes. This is considered response to the smaller scale, built form context across the park. This physical break is also introduced along the Poplar Lane frontage again as a response to the finer grain residential context across Poplar Lane.

The proposal presents to the public domain as a predominately two storey structure. Whilst a third storey is proposed, it is clearly recessive in nature and articulated through form and considered material choice, so as to be submissive but also complimentary to the predominate two storey architectural building composition.

As with the third storey, the overall built form is considered and clearly displays a balanced composition of architectural elements. This balance in composition is further enhanced by complementary material, colour and textural choices. These choices contribute to the proposals acknowledge of place and its surrounding context, providing the proposal with a tangible sense of scale and familiarity.

The proposal is a significant improvement to the existing built form currently occupying the site. The proposal contributes positively and connects seamlessly into its immediate context and takes full advantage of the sites inherent characteristics to ensure high levels of amenity are provided to end users, without negatively impacting on the ongoing amenity of surrounding properties.

I David Benson, a registered architect, can confirm that I have directed the design team for the proposed mixed use development located at 52-62 May Road, Narrabeena.

The design team is familiar with, and has worked to achieve the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65 – Design for Quality of Residential Flat Development.



The proposal provides for a development that is consistent with the objectives, guidelines and controls of the Apartment Design Guide and is consistent with the objectives of achieving a high quality built environment as described in Warringah DCP 2011.

The development gives effect to the objects of Part 1.3 of the Environmental Planning and Assessment Act, 1979 in promoting social and economic welfare of the community, sustainability, the orderly and economic use and development of land and promoting good design and amenity of the built environment.

It is clear that the public interest would be best served by Council using its discretionary power to grant consent of the proposed development in this instance.

Yours Sincerely,

David Benson

Director

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