



SEPP 65 Design Verification Statement

Prepared to accompany the Development Application submitted to Northern Beaches Council.

Project Address:

18 Alexander Street Collaroy

Prepared on behalf of:

Laxland Group Pty Ltd

Prepared by:

Walsh Architects Pty Limited trading as Walsh Architects

Verification of Qualifications

Scott Walsh is a registered Architect in New South Wales (10366) and the Australian Capital Territory (2624)

Statement of Design

Walsh Architects has been responsible for the design of the project since its inception while having worked in conjunction with a wider consultant team. The project has been designed to contribute positively to the local area and respond respectfully to the local planning and design controls including the best practice design principles of SEPP 65.

We verify that our proposed residential development complies with the design quality principles set out in the Apartment Design Guide within SEPP 65. Details of the design compliance are included in the attached SEPP 65 Design Statement. SEPP Seniors will take precedence where conflicts may occur; however, we still aim to achieve all requirements.

Scott Walsh

Director

ACT Registered Architect No. 2624

NSW Registered Architect No. 10366





Apartment Design Guide Compliance Statement

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Design Criteria		Control Compliance	Notes
3D	Communal Open Space	NO	The project is situated on a small lot in a residential area, therefore the provision of an on-site communal open space was difficult to achieve. There is a large amount of space at nearby Collaroy Beach which includes picnic benches, coastal walks, swimming and changing facilities etc. Due to the close proximity to the beach, we believe this is a better gathering space so that there is not acoustic issues on the site.
3E	Deep Soil Zones	YES	Overall landscape area accounts for over 40% of the overall subject site. This is inclusive of planters over basement. The previous DAs on lot 8 & lot 9 (DA2020/0261 & DA2020/0205) were approved on 27.4% and 23.7% respectively. Deep soil zones with a 3m minimum dimension make up 317.7m ² and is located at the north and south of the site. This as a percentage accounts for over 25% of the total site area which complies with the 7% minimum.
3F	Visual Privacy	NO	The proposed development is largely setback to the front boundary at 14.4m and with a back setback of 7.1-7.8m from the rear boundary. The two side setbacks are at 2.6m which is greater than councils' controls. The side setbacks are also greater than the approved development applications on the site, and thus offer more sunlight and privacy than if the previously approved development applications afforded. They meet all the objectives the Warringah DCP.
3J	Car Parking	YES	The proposal provides basement parking which complies with the SEPP Seniors parking generation rates for residential parking. Visitors parking is not required but has been provided anyway. Bicycle parking has also been allowed for under the WDCP controls as part of the storage in each garage. The development application is accompanied by a traffic report by TTPA which demonstrates compliance.
4A	Solar and Daylight Access	YES	<p>The proposed development achieves 80% of solar access which exceeds the requirement 2hours of solar access to 70% of dwellings between 9-3pm.</p> <p>No apartments receive less that 15mins of sun.</p> <p>The living areas of Unit 1, Unit 2 & Unit 5 face north, receiving more than 2 hours direct sunlight between 9am and 3pm at mid-winter. On level 1, Unit 3 has a large skylight to ensure solar access is achieved inside the dwelling.</p> <p>The development application is supported by a Solar Analysis Report to demonstrate compliance.</p>



4B	Natural Ventilation	YES	100% of apartments are naturally cross ventilated. There are no cross through apartments.
4C	Ceiling Heights	YES	Ceiling heights of 2.7m are provided for habitable rooms and 2.4m for non-habitable rooms.
4D-1	Apartment Size	YES	Apartments are greater than minimum area and each habitable room has a window to an external wall of not less than 10% of the floor area.
4D-2	Apartment Depth	YES	All open plan layouts have a habitable not exceeding 8m.
4D-3	Apartment Layout	YES	Bedrooms and living rooms meet or exceed minimum dimensional requirements with all bedrooms having a minimum dimension of 3m excluding wardrobe space.
4E	Private Open Space and Balconies	YES	All balconies and primary open space meet or exceed minimum dimensions.
4F	Common Circulation and Spaces	YES	There are only 5 units, all accessed off a single core. This is under the 40 units and 8 per level per lift. There is a common stair serving all levels.
4G	Storage	NO	Storage size exceed the minimum criteria of SEPP Seniors but do not equate to the minimum storage under the ADG. Each apartment has a lot of storage in the garage ontop of the linen cupboards in each apartment; therefore, it is considered the storage needs can be met for the occupants.



SEPP DESIGN STATEMENT

18 Alexander Street Collaroy





Introduction

Site Description

The subject site comprises Lots 8 & 9 in DP 6984.

All two sites are approximately rectangular in shape with the proposed site having a frontage to Alexander Street. The north and south boundary length are 24.390m and 24.400m; and 47.955 m at the East and 46.895m at West boundary.

The site has a fall of approximately 4.5m from south to north. The site currently accommodates a 2-storey residence, with a detached shed in front of the lot.

The immediate context is characterised mainly of two and three storey residential dwellings.

The subject site is located within the Northern Beaches Council Local Government Area (LGA) and has a total surveyed site area of 1156m². The subject site is zoned R2 (Low Density Residential) under Warringah Local Environment Plan 2011. A maximum building height of 8.5m applies to the site.

Design Proposal

The Development Proposal includes:

- The demolition of an existing brick residence and ancillary structures.
- The construction of a 5 unit seniors housing development.

The design proposal has a parking requirement of:

- 5 x 3 Bed Units = 7.5 parking spaces required.
- No visitor space required as per SEPP Seniors.

Whilst there is only a requirement for 7.5 car spaces, the proposal includes 14 residential spaces and 1 visitor, which will significantly ease the pressure on the Alexander Road parking.



Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

- The subject site is located at 18 Alexander Street Collaroy.
- The subject site is well serviced by public transport; bus routes can be easily accessed along Pittwater Road which is within approximately 270m walk. Large natural bushland (The Collaroy Centre) is located on the southwest to the subject site with Collaroy Beach located within 250m of the subject site.
- The development proposes a significant landscaped front setback which will contribute to Alexander Street frontage. The generous amount of landscape area to the North of the subject site will serve as a buffer zone between the public and private realms. There is also additional canopy trees that will be planted in the front of the subject site which will contribute the landscape character of the street.
- A significant number of native vegetation will be incorporated into the landscape design within the development to merge the proposed building and vegetation subtly into the surrounding scenery.
- A balanced palette of materials and a well-proportioned building form will ensure a sophisticated integration of the proposed building into the existing context. We believe it contributes greatly to the quality and identity of the area.



Principle 2: Built Form + Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

- The proposed development adopts stepped levels in response to the sloped topography and the surrounding context.
- The forms respond carefully to the need for privacy as well as outlook by ensuring the majority of balconies and open space face towards Alexander St and to the south natural bushland.
- The scale and bulk of the built form is designed to effectively moderate the size of the building. When perceived from the street and surrounding locations, deep balconies give articulation to the façade.
- The pedestrian entry incorporates a signage, a roof, letter boxes and gentle curved walls which creates a clear sense of entry and address. Planting and fencing creates privacy and separation from the street for the POS of Unit 1.
- The form and overall architectural design contribute to the immediate context and reflects the northern beaches climate through its choice of materiality and colour palette.
- The building contains a one level underground basement with car parking accessible off Alexander St. This secure car park is accessible via electronic remote. Visitors will be allowed entry through the buildings intercom system.



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 development is consistent with the controls that relate to the site as identified in the WLEP and WDCP. The proposed density has been comfortably accommodated on the site in a manner that does not compromise the amenity of adjacent occupants particularly in respect of solar access, cross ventilation, privacy considerations and relative scale to future development within the general near vicinity. The building has an indent on the East and West break down the scale to appear as two pavilions.
- The development comprises of 5 x 3-bedroom units of similar size.
- The proposal reflects current market demands in relation to typologies and living patterns currently established in the local area.
- The density of the development is considered sustainable within the existing and future availability of infrastructure, public transport, community and culturally significant facilities and environmental qualities on the site.
- Sufficient parking spaces will relieve the perceived pressure of parking in this area.



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 livability 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 proposed development is consistent with the principles of SEPP 65 particularly through the orientation and design of the units, solar access and cross- ventilation consideration, as well as the choice of construction materials to reduce heating and cooling costs. A comprehensive analysis of the building has been undertaken as part of the BASIX Assessment.
- Climate and location suitable plant selection as well as the capture of stormwater to provide for irrigation to landscaping.
- Natural light and cross flow ventilation have been maximized where possible including skylights to units to take advantage of solar access or daylighting.
- Bathrooms will all be mechanically exhausted to the façade or roof.
- Energy efficient appliances and fixtures provided as per BASIX.
- Low maintenance, long lifecycle and reusable materials proposed in structural material and external cladding.



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, coordinating 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.

- The proposed development makes provision for planting in common open spaces and areas where the provision of landscaping is practical. All apartments house generous balconies positioned to flow from primary living spaces as well as some bedrooms to take advantage of orientation and outlook.
- The proposal incorporates selective, low maintenance planting of various heights and density with an overall desire to blend into the characteristic landscaping of the area.
- The proposal seeks to create a landscape buffer around the perimeter of the building to respect the surrounding context and integrate the site levels into the overall streetscape. Fences and walls have been included as vertical landscape elements designed to define boundaries between spaces or to rationalise a change in level.
- Minimal maintenance outdoor planting on ground floor has been carefully considered to represent and reflect the landscape of the climate and area.
- Careful consideration has been taken by the landscape architect to ensure appropriate planting is selected to ensure an environmentally sustainable landscape design whilst maximize the potential for amenity and resident privacy. Please refer to Landscape drawings prepared by "Plot Design Group" issued as part of this DA submission.



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

- Functional apartment sizes and general configuration consistent with current market demands. Lift services from basement to Level 2 allows for greater use of space and layout.
- Appropriate connections and subtle separation of spaces within the apartments to capture northern light
- The building layout allows ventilation to all bedrooms and habitable spaces, with 4/5 units (80%) achieving solar access and 5/5 units (100%) achieving natural cross-ventilation.
- Adequate day lighting and solar access for all rooms within the apartments.
- Carefully considered privacy and acoustic measures to any balconies and bedroom windows



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.

- Clearly identifiable main building entrances and generous open entry area allowing for adequate surveillance.
- Residential apartments have been designed in such a way as to have most of the main living areas and balconies facing the street/ public areas for casual surveillance.
- Secure basement car parking provided with keyed and remote-control access. Clear circulation paths in the basement allow safe pedestrian movement, especially when waiting at the lift and access to individual parking space and storage area.
- 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

- The elevations are varied in expression and designed primarily to respond to significant views, setbacks, and the site. The building has a classic aesthetic that contributes to the overall characteristics found within residential properties within the Northern Beaches.
- The size and configuration of the apartments associated with the development provides an appropriate response to the growing downsizer market demand for two/three bed apartments in boutique developments.
- The development has provided generous width of lobbies for ease of accessibility and analysis has been conducted to ensure the development complies with the accessibility requirements. General access for people with disabilities has also been addressed in the design of the building overall.
- The site is located within proximity to necessary facilities including public transport, educational and leisure facilities, and medical services.



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.

- Massing and façade details are designed to respond to both desired character of the area and the existing context.
- The elevations are varied in expression and designed primarily to respond to sun, views, setbacks, and the site. The building has a modern and clean aesthetic, tempered by environmental control, site response and landscape elements.
- Colour and material selections have been made to create transitions between inside and outside and allowing the development to add value to its surrounding neighbourhood.
- 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 future character of the vicinity.

