12th May 2016

SEPP 65 DESIGN VERIFICATION STATEMENT
Prepared to accompany a Development Application submitted to Sutherland Shire Council

PROPOSED RESIDENTIAL FLAT BUILDING
298-300 TAREN POINT ROAD CARINGBAH
Issue A 05/12/2016

This SEPP 65 Design Verification statement has been prepared on behalf of Landmark Group in support of a Development Application submitted to Sutherland Shire Council.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and the associated reports.

We confirm that Steve Zappia of Marchese Partners Architects directed the design of the enclosed development application and that the enclosed documentation achieves the principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Developments and has been designed with reference to the Apartment Design Guide.

Mr Steve Zappia is registered as an architect in NSW (reg. No. 6535) in accordance with the Architects Act 1921.

DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 – CONTEXT AND NEIGHBORHOOD CHARACTER

The site for this development is located at 298 - 300 Taren Point Road, Caringbah, which is part of the Caringbah North Precinct in the Sutherland Shire DCP 2015.

The site currently comprises 2 single storey residential buildings. The site fronts onto Taren Point Road on its western boundary and is flanked on both the north and south by residences varying between one and two storeys. Adjoining the rear of the site, along its eastern boundary is the Caringbah High School Campus and adjacent that a single storey Bowling Club. The site falls within the area that has been zoned R4 with increased density envisioned in the future.
The proposed development consists of a single residential flat building. The building provides 38 units in total, comprising 13 One Bed, 23 Two Bed and 2 Three Bed Units. Basement car parking is located across two split levels and is accessed via the north-western corner of the site from Taren Point Road.

The proposed use is consistent with the site’s zoning and zone objectives. The proposed building has been defined by series of elements including the street frontage, the northern orientation and potential easterly views to Cronulla beach beyond.

The proposed development has been modulated to fit in with these site elements. The proposed development will harmonise well with the existing and future context and provide suitable residential accommodation which is much needed in the area.

Contextually, the proposed development is appropriate for its location and will contribute positively to the desired future character of the precinct.

**PRINCIPLE 2 – BUILT FORM AND SCALE**

The built form, height and the scale of the development has been carefully considered and has been designed to harmonise and enhance the desired future character of the precinct. The proposed building forms have been strongly defined by the views to the east, the desire to reinforce the streetscape along Taren Point Road and the aim of increasing amenity by maximising north facing units.

Due to the street frontage, the building is sited across the natural fall of the site from the south to the north. The proposal mostly complies with the 16m height requirements of the site. The north west corner of the roof is slightly over the height line by approximately 600mm, whereas the south east corner is well below this limit. As a communal terrace is proposed on the roof, the shade structure, lift shaft, stair and car park exhaust riser will therefore also be above the height limit however as these elements are well set back from the edge of the roof, this encroachment will not add to the bulk or scale as perceived form the street and does not impact on the solar access of any adjacent development.

To the north at 302 Taren Point Road are two double storey brick semi-detached residences. To the south, the adjacent development at 296 Taren Point Road is a single storey brick and weatherboard residence. It is envisioned that these sites will be developed in the future to provide similar residential apartment buildings. Along the north and south boundaries, the buildings provide 6m setbacks for the first 4 storeys and a 9m setback for the 5th storey. This is consistent with both ADG guidelines and DCP requirements. There are however minor encroachments of approximately 500mm proposed for balconies to units 01, 03, 05 & 7 on levels 1, 2 and 3 on the northern facade and units 04 & 06 on the southern facade on levels 1, 2 and 3.

To the east where the site is the high school the building line provides a 6m setback for the first 4 storeys and a 9m setback for the 5th storey. Units 07 & 08 on levels 1, 2 and 3 have balconies which encroach 1150mm into this setback. Future development on this boundary is unlikely due to the fact that this is a school site. To the west, the building line follows the 7.5m setback with balconies protruding within the allowed articulation zone. The proposed buildings aim to reinforce the desired street line while providing articulated elements which add variety and interest to the streetscape.

The completed development will sit comfortably within its present and future context and will form an appropriate scale to suit the future character of the precinct.

**Marchese Partners**
PRINCIPLE 3 – DENSITY

The proposal provides a density which is consistent with the allowed Affordable Housing SEPP density controls.

The prescribed density of the site is an FSR of 1.2:1. While the proposal differs from this, the floor space is consistent with the additional 0.4:1 allowed for schemes providing 40% of the floor space for Affordable Housing. The design and configuration of buildings on the site also provides an appropriate response to the DCP envelopes allowed for this site and ensures the proposed dwellings have adequate light ventilation, privacy and amenity. This being the case, it can be said, that the proposal is appropriate in terms of density.

PRINCIPLE 4 – SUSTAINABILITY

A residential development, located near schools and a town centre that has immediate proximity to transport links, retail, commercial, learning, entertainment, recreation uses and employment opportunities, is in itself an efficient use of resources by minimising the need for reliance on motor vehicle use, as well as minimising the need for public transport.

In addition to this, we note the following inclusions as part of the proposal will also contribute to minimising the resources and energy;

- Solar access and cross ventilation has been achieved to the apartments, meaning that the internal spaces will not be reliant on air conditioning to maintain thermal comfort.

- 2 hours of solar access in the middle of winter has been provided to 71.1% of the residential units, meeting the minimum rule of thumb of 70%. Due to the western facade facing onto Taren Point Road and the resultant acoustic and privacy concerns that arise from proximity to this arterial road, we have provided solid balustrades to the balconies of these units. The solid balustrades limit the number of hours of direct solar access that these units enjoy to 2 hours and therefore 57.9% of the units experience 3 hours.

- Natural cross ventilation has been provided to 71.1% of the units, meeting the minimum rule of thumb of 60% required.

- Recessed balconies will provide shading in summer months but allow lower winter sun to enter internal areas for passive solar heating into to all north facing apartments.

- Basix compliance will be achieved and demonstrated when detailed Development Applications are submitted.

PRINCIPLE 5 – LANDSCAPE

The proposed site plan incorporates substantial areas of landscaping in both the private and common areas of the site.

Planted areas have been maximised throughout the site and courtyards, providing an appropriate garden-like setting for the development in this precinct. The proposal allows for
679 sqm of landscaped area, being 40.3% of the site. Included in this is 405.5 sqm or 24.1% deep soil area. The lush planting of this deep soil area is located predominantly along Taren Point Road and reinforces the desired landscaped streetscape.

Deep soil planting and the use of landscaped walls to the side and rear boundaries of the site provides an appropriate response to the future residential development envisioned along these boundaries.

Overall the development is proposed to be well landscaped to enhance the overall appearance and amenity of the development.

**PRINCIPLE 6 – AMENITY**

The proposed residential apartments will all have excellent amenity. The number of apartments which will be capable of achieving cross flow ventilation and solar access requirements will meet the Affordable Housing SEPP and ADG rules of thumb.

Large areas of glass are provided to living spaces providing generous natural light and views. All of the apartments have balconies or ground level courtyards as their private open space. The depth and width of balconies allow for various sitting arrangements. The apartments open directly onto these large balconies providing natural ventilation and outdoor living opportunities.

Common landscaped areas, to the south and east on the ground floor and on the roof level with views to Cronulla beach will be provided for the enjoyment of residents.

Storage for each apartment has been provided within each apartment as well as additional storage spaces adjacent to their car space in the basement.

Lift access will be provided to all apartment levels including the roof terrace and the two main half levels of the basement, linking every floor with the street level and basement. The lobbies at ground level will present as clearly articulated entries to the residential buildings providing a welcoming and secure environment for residents and their guests.

Overall it can be said that the development will provide excellent level of amenity for its residents.

**PRINCIPLE 7 – SAFETY AND SECURITY**

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The residential buildings will be a secure environment. Access will be by electronic security devices at the vehicle entry point and the pedestrian entry points and lobbies.

- Basement car parks will be accessed via electronic security devices and intercom for visitors. Car parks will be well lit and lifts will have security control and close circuit television cameras.
• The common areas will be well lit, with clearly defined paths. There is a clear definition between public and private spaces.

• Windows and balconies will provide good natural surveillance to the surrounding common areas and public domain.

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION

The site is located close to all necessary facilities such as public transport, working and business areas, childcare facilities, schools, health care, supermarkets, educational and leisure facilities.

A variety of apartment sizes and types are proposed which will create opportunities for a diverse residential community. The variety of apartment styles proposed will meet the pricing and rental requirements as prescribed in the Affordable Housing SEPP.

These residential units will be within the immediate proximity of employment opportunities and communal amenities which will be well sought after in this area.

The scale, materials and detail of the building facades is a positive contribution to the public environment contributing to the desired future character of the North Caringbah Precinct area.

PRINCIPLE 9 – AESTHETICS

The proposed development achieves design excellence through the careful modulation of building forms, the use of a differing palette of materials and through the deliberate architectural articulation of elements.

The design and detailing of the buildings is deliberately simple and clean to create a modernist and timeless aesthetic.

The main entry for the development, located at Taren Point Road, is marked by a rendered brick blade wall containing the mail boxes and building signage and a feature planter, leading to the central paved and landscaped breezeway.

The building plays with contrasts as a way of providing articulation to the simple facades. The facades comprise solid white balconies which are contrasted with the darker brick and render colours of the building behind. A sense of drama is achieved by emphasising the depths of the balconies which sit within the brick frames. The balustrades to the balconies are also modulated with different shapes and proportions of solid and glass railings in response to the various orientations and views. These features have given the facade a dramatic and varied character.

Consistent across the base of the building is a dark shade of grey. It is employed to anchor the building to the ground and emphasise the green hues in the landscaping.

Floating and cantilevered roof slabs complete the dynamic appearance of the building forms.