



SEPP65 SUMMARY COMPLIANCE STATEMENT

FOR PROPOSED MIXED-USE REDEVELOPMENT AT 23-37 LINDFIELD AVE., LINDFIELD, NSW

The concept for this project is to create a high quality retail and residential project. This statement addresses the SEPP65 issues of the proposed apartments on the upper floors of this building and the project overall. I have much of my life in the area and so I have a feeling for what is appropriate.

Principle 1 – Context

The site is in the centre of the Lindfield village retail precinct. The design maintains the retail frontage to Lindfield Ave and extends this around into Kochia Lane being the long term objective of Council to create a future town square to the existing public car park site. In this regard also the main entrance to the supermarket and lower retail areas as currently is located along this Kochia Lane frontage. On Lindfield Avenue and Kochia Lane the retail glass line is setback from the boundary to allow space for outdoor dining / displays, to further activate the streetscape.

The surrounding residential areas as well as the heritage buildings adjacent to the site are mostly constructed from face brickwork, hence the building is clad predominantly in face brickwork to relate to its context.

As well as the brickwork the building utilises areas of rendered and painted concrete as per other new apartment buildings in the area. As opposed to the ordinary approach of taking a plan and extruding up 6-7 storeys, in this case every level is different in order to create an overall interesting and dynamic composition.

Principle 2 – Scale

The scale of the proposed development has been determined based on the permissible heights for the site, the scale of the surrounding buildings and the expected future scale of the buildings as per the DCP. The proposal is divided into two buildings to provide an appropriate view from the future town square and to reduce the overall bulk of the development, as well as to provide good amenity to the apartments.

The taller building is located along Lindfield Avenue as per SEPP53 as it is a wide street and has further open space due to the railway corridor adjacent to it. With future development in accordance with the Lindfield DCP it will form a strong edge to the precinct.

On Havilah lane the building is smaller in size to better relate to the adjacent residential buildings and the narrower street.

SPECIALISED ARCHITECTS

INTERIOR DESIGNERS • MASTER PLANNERS

PROJECT & DEVELOPMENT ANALYSTS, MANAGERS & ADVISORS

FOR TOURISM • LEISURE • ENTERTAINMENT • RESIDENTIAL PROPERTIES



On Lindfield Avenue the main section of the building is setback from the street boundary and from the retail floors to reduce its impact at street level and for this reason also the top residential floor is set back further from the street.

The retail podium is designed to be at a similar scale to the adjacent retail frontages along Lindfield Avenue and the dominant element of the building when viewed from street level.

Principle 3 – Built Form

The built form of the property proposed is for the reasons outlined to date appropriate and consistent with the area. The building design is such that the apartments have good outlook, good solar orientation and cross ventilation. Consideration has been given also to the fact that the building will be viewed from all directions and hence each façade has been carefully designed. This includes bringing the northern façade of the Lindfield Ave building back from the boundary so we can provide windows and balconies also to this façade so it doesn't present as just a side of the building. Also placing non-required windows and fenestration treatment to the elevation facing into the town square to the eastern building to improve also its appearance.

Principle 4 - Density

The density of retail space and residential apartments is consistent with the requirements and objectives of SEPP53 and consistent with other new apartment projects in the area.

Principle 5 – Resource, Energy and Water Efficiency

The proposal has been designed to be energy efficient in terms of both active and passive design. Appropriate measures under BASIX have been utilised in the detailed design of the building. See the accompanying engineering report for details.

The building complies in terms of the requirement of SEPP65 for cross ventilation and as the accompanying reports indicate more apartments than required comply with the requirements of Sepp65 to receive more than 2 hours sunlight to living areas in mid winter.

The building also incorporates sun-shading on the south and western facades to reduce the heat loads on the building.

The development will also utilise energy efficient appliances and fittings through-out. All the roof water is collected in tanks in the basement to be re-used for watering the landscaped areas in the building. All taps and fittings will be water efficient.

The development will also feature a car sharing arrangement where residents will have access to a number of cars owned by the development. Being proximity to the station and retail areas this is to encourage people to not need to buy their own car, but have access to one when they need it.



Principle 6 – Landscape

The development features a communal landscaped courtyard on Level 1 for all the residents. This is seen also as being an important part of the design as a backdrop to the future town square. Planter boxes on the balcony edges on Levels 1 and 2 are used to emphasise the use of landscape in the development.

In the communal courtyard the landscaping is used to provide a relaxation space for residents, break up the hard surfaces of the building on both sides, provide visual privacy to the apartments on Level 1, provide an appealing view for rooms facing into the courtyard.

Principle 7 – Amenity

The proposed apartments have a high level of amenity. The proposed development does not cause any significant amenity loss on any neighbouring property.

Visual Privacy

The building is sited to maximise outlook and views from main living areas and the private open space, as well as to provide adequate visual privacy to all apartments. The two component buildings are located close to each street frontage to ensure their adequate separation. Also the sun-shading screens also double as privacy screens to provide a further layer of privacy. Vegetation is used on the lower levels to increase visual privacy as well as opaque balustrading.

Building Entry

The residential apartments have a clearly recognizable entry along Lindfield Ave. The space is a double height volume surrounding on 3 sides by glazing, which not only provides natural light, but ensures passive surveillance from the street, and commercial areas. Though the commercial and retail entries are adjacent they are clearly delineated.

Balconies

All apartments have adequate balconies off their living spaces, the larger apartments also have balconies for some of the bedrooms. Balconies are located to maximise solar access and where necessary have sunshading.

Acoustic Privacy

The two buildings being located close to the street frontages also assists to provide adequate acoustic separation between the apartments. Balconies are separated by either blade walls or solid elements of the building. Internal layouts are designed to keep service areas and living areas separate wherever possible.

Daylight Access

Refer to daylight report from Windtech. The development more than satisfies Sepp65 requirements for daylight access to living areas and private open space.

Natural Ventilation

Refer to Windtech natural ventilation report. The development more than satisfies the Sepp65 requirements for natural ventilation.



Principle 8 – Safety and Security

The safety and security of the residents, visitors, clients and staff of the development have been considered as a significant issue in the overall design of the property. This is reflected in our layouts as well as the incorporation of security lighting, an intercom system for the apartments and security cameras to the public areas.

Principle 9 – Social Dimensions

The existing Franklins supermarket and other retail facilities of the building are well utilised because of their convenience. However their operation is much restricted by the current building and certainly with more apartments coming to the area their upgrading and expansion would be appreciated by most nearby residents. In terms of the apartments this development provides a range of smaller as well as larger apartment types for which there is a shortage in the area. Being the convenience of having the railway station across the road and the retail facilities included this would suit both the younger and older markets.

Principles 10 – Aesthetics

Overall our objectives have been to create an aesthetic that reflects the internal uses of the building, reflects the materials and scale of its surroundings, and responds to the specific character of the area.

Accessibility for the disabled

Special care has been taken to ensure that all areas of the development are accessible and that an adequate number of apartments are adaptable for wheel chair use. Please refer to Access report from PSE Access Consultants.

Conclusion

Overall we have taken into consideration all the key issues of SEPP65 in the design of this proposed development and suggest that in our opinion SEPP65 compliance has been more than satisfied.

This Statement has been prepared by PTI Architects
Peter Israel, Nominated Registered Architect (no. 5064)
June 28, 2010

Table of Compliance - Residential Flat Design Code

Part	Design element	Proposed Development	Compliance
Local Context	<p>Building depth</p> <p>An apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 m must demonstrate how satisfactory daylight and natural ventilation are to be achieved.</p>	<ul style="list-style-type: none"> The eastern residential tower will have a varied building depth of between 12m and 19.6m. The maximum building depth of 19.6m occurs in only a few locations from levels 1 to 4 where the articulation of the building provides for the extension of bedrooms to apartments up to the eastern facade. The majority of the building is within the maximum 18 metre building depth. The western residential tower will have a varied setback of between 16.7m. and 22.6m. However, the portion of the building at which the 22.6m building depth is proposed is at the northern facade of the building where corner apartments, with excellent solar/daylight access and natural ventilation are proposed. 	<p>Minor non-compliance. However, the proposed development is consistent with the intent of the control as appropriate levels of daylight and natural ventilation will be provided to the units in accordance with the RDFC Rules-of-Thumb, and extent of non-compliance is minor.</p>

Part	Design element	Proposed Development	Compliance
	Building separation <ul style="list-style-type: none"> 5 to 8 storeys (up to 25 metres) 18 m between habitable rooms/balconies 13 m between habitable rooms/balconies and non-habitable rooms 9 m between non-habitable rooms Zero building separation allowed in appropriate contexts 	<ul style="list-style-type: none"> Separation distances of at least 18m are provided between the western and eastern residential towers which is consistent with the RFDC Rule-of-Thumb. A distance of at least 16m will be provided between the eastern tower and residential flat building to the east. It appears that the residential flat building to the east has bathrooms and bedrooms located at this boundary. Therefore the proposed separation distance is considered appropriate. Adjoining sites to the north and south-east (2 Kochia Lane) are not currently developed for residential purposes. However, as demonstrated in the Viability Statement at Section 6.6, these sites could be developed for mixed use development in the future without resulting in adverse amenity impacts. 	Complies.
Site Design	Deep soil zones A minimum of 25% of the open space of a site should be a deep soil zone; more is desirable.	The site is in an established town centre and currently does not accommodate any deep soil zone. Given the location of the site and the existing building footprint on and within the vicinity of the site, it is considered appropriate that no deep soil landscaping be provided on the site. A landscaped communal private open space area will be provided at level 1.	Non-compliance. However, considered appropriate in the context.

Part	Design element	Proposed Development	Compliance
	Open space <ul style="list-style-type: none"> The area of communal open space required should generally be at least between 25 – 30% of the site area. 	Approximately 497sqm (15%) of communal private open space for exclusive use of residents will be provided at level 1.	Non-compliance. However, in the context of the proposed development is considered appropriate given the site's proximity to a range of outdoor recreational opportunities including the proposed town square to the south.
	Planting on structures <ul style="list-style-type: none"> Large trees (16m canopy)/minimum soil depth of 1.3 metres Medium trees (8m canopy) minimum soil depth of 1 metre Small trees (4m canopy) minimum soil depth of 800mm Shrubs minimum soil depth of 500-600mm Ground cover minimum soil depth 300-450mm Turf minimum soil depth 100-300mm <p>Soil depths greater than 1.5 m are unlikely to have any benefits for tree growth. Subsurface drainage requirements are in addition to the minimum soil depths quoted above.</p>	Planting on structures will be carried out in accordance with these minimum requirements.	Capable of complying. On-structure planting will be undertaken in accordance with these requirements (see Landscape Plans at Appendix X for details).
	Vehicle access <ul style="list-style-type: none"> Limit driveway width to 6 metres 	The driveway width for the proposed development is 6m.	Complies
	<ul style="list-style-type: none"> Locate vehicle entries away from main pedestrian entries and on secondary frontages. 	The driveway is located on Havilah Lane. The main pedestrian entries will be provided off Lindfield Avenue and Kochia Lane.	Complies.

Part	Design element	Proposed Development	Compliance
Building Design	Apartment layout <ul style="list-style-type: none"> Single-aspect apartments should be limited in depth to 8 metres from a window. 	Some single-aspect apartments will have an apartment depth of between 8m and 9m. However, these apartments comprise only 36 (35%) of the 102 units proposed. Furthermore, the extent of non-compliance is minor and occurs in only a small portion of the relevant apartments.	Minor non-compliance but considered acceptable.
	<ul style="list-style-type: none"> The back of a kitchen should be no more than 8 metres from a window. 	The depth from the back of kitchens to windows in all apartments is under 8m.	Complies.

Part	Design element	Proposed Development	Compliance
	<p>Recommended indicative apartment sizes as follows:</p> <ul style="list-style-type: none"> 1 bedroom apartment (cross-through) - 50m² internal area and 8m² external area 1 bedroom apartment (single-aspect) - 63.4m² internal area and 10m² external area 2 bedroom apartments (corner) - 80m² internal area and 11m² external area 2 bedroom apartments (cross-through) - 89m² internal area and 21m² external area 3 bedroom apartments (cross-through) - 124m² internal area and 24m² external area 	<ul style="list-style-type: none"> 1 bedroom apartments have internal areas which range from 52sqm to 75sqm; 2 bedroom apartments have internal areas which range from 85sqm to 96sqm. 3 bedroom apartments have internal areas which range from 117sqm to 130sqm 1 bedroom apartments have balconies of at least 8sqm with the majority of balconies to 1 bedroom apartments exceeding 10sqm. 2 bedroom apartments have balconies of at least 10sqm with the majority of balconies to 2 bedroom apartments exceeding 12sqm All 3 bedroom apartments have balconies of at least 15sqm in size. 	<p>Generally compliant. The proposed apartment sizes and balconies are generally compliant with the recommended apartment sizes. It is noted that these are recommended apartment sizes only. Therefore, the proposed minor non-compliance are not considered significant and are required to respond to the expected demographic in the area, the layout of the development and the particular site constraints.</p>
	<p>Balconies</p> <ul style="list-style-type: none"> Primary balconies adjacent to primary living areas for all apartments with minimum depth of 2 metres A 2 m deep balcony can comfortably accommodate a table and 2 chairs A 2.4 m deep balcony can comfortably accommodate a table and 4 chairs 	<p>All apartments in the proposed development have a balcony adjacent to the primary living area. All balconies have a minimum depth of 2m.</p>	<p>Complies.</p>

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	Ceiling heights <ul style="list-style-type: none"> ■ In mixed use developments, 3.3m for ground floor retail ■ 2.7 metres minimum (finished floor level to finished ceiling level) for all habitable rooms on all floors. ■ 2.4 metres for non habitable rooms (2.25m minimum). ■ 2 storey units - 2.4m minimum for second storey if 50% or more of the apartment has 2.7m ceiling height ■ 2 storey units (with a 2 storey void space) – 2.4 m min ceiling heights ■ Attic spaces – 1.5 m wall height at edge of room with a 30 degree minimum ceiling slope 	<p>The proposed development will comply with these minimum ceiling height requirements. The ground floor retail space will have a floor to ceiling height of greater than 3.3m and all residential floors will have a floor to ceiling height of at least 2.7m.</p>	Complies.
	Internal circulation <p>Where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to 8.</p>	<p>A maximum of 6 units will be accessed of any one corridor apart from level 1 in the eastern tower at which 10 units will be accessed off a single corridor.</p>	Minor non-compliance. However, not considered significant as it occurs at only 1 level.

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	Storage In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: <ul style="list-style-type: none"> 6m3 for studio and 1 bedroom apartments 8m3 for 2 bedroom apartments 10m3 for 3 + bedroom apartments 50% of storage space to be provided in apartments	<ul style="list-style-type: none"> The proposed unit mix will result in a requirement for some 720 cubic metres of storage space for the residential units. Some 521 cubic metres of storage space will be provided within the basement and approximately 44 cubic metres of storage space will be provided within the eastern tower at level 1. This storage space will be divided up an allocated to particular units. Additional storage space will be provided in all units with all units having one to two cubic metres of storage space. 	Generally complies. The proposed development will meet the overall storage requirements for residential development. Although 50% of the storage will not be internal, easy access will be available to the basement storage which will provide larger volumes of storage space for the residents.
	Daylight access <ul style="list-style-type: none"> Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid winter. 2 hours sunlight is permitted in urban areas 	<ul style="list-style-type: none"> 72 of 102 apartments (71%) will receive at least 2 hours solar access to living spaces 75 of 102 apartments (74%) will receive at least 2 hours solar access to private open space 	Complies. It is considered appropriate to apply the 2 hour sunlight access requirement in this town centre location. A minimum of 70% of apartments will receive at least 2 hours of solar access to living rooms and private open space.
	<ul style="list-style-type: none"> Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total number of units proposed. 	Only one single-aspect SW-facing apartment proposed.	Complies.
	Natural ventilation <ul style="list-style-type: none"> Building depths which support natural ventilation typically range from 10 to 18 metres. 	The proposed development generally complies with the building depth control (see above).	Minor non-compliance. However, intent of Rule-of-Thumb achieved.
	<ul style="list-style-type: none"> 60% of apartments should be naturally cross ventilated 	92 (or 90%) of the apartments will be naturally cross-ventilated.	Complies

Part	Design element	Proposed Development	Compliance
	<ul style="list-style-type: none"> 25% of kitchens should have access to natural ventilation 	<p>20 (or 16%) of kitchens will have <i>direct</i> access to natural ventilation. However, most of the apartments have been designed as open plan apartments with most kitchens having indirect access to natural ventilation.</p>	<p>Minor non-compliance. However, objective of Rule-of-Thumb achieved.</p>