



**SEPP65 SUMMARY COMPLIANCE & DESIGN STATEMENT
PROPOSED MIXED-USE RE-DEVELOPMENT
23-37 LINDFIELD AVENUE, LINDFIELD, NSW**

The concept for this project is to create a high quality retail and residential project. This statement addresses the SEPP65 and design issues of the proposed apartments on the upper floors of this building.

Principle 1 – Context

Neighbourhood and Precinct Areas

The site is in the centre of the Lindfield village retail precinct, hence at street level retail frontage is maintained on Lindfield Avenue and increased on Kochia Lane to address the future town square. In fact the main entrance to the supermarket and lower retail areas is located to address the future town square. On Lindfield Avenue and Kochia Lane the retail glass line is pushed back from the boundary to allow space for outdoor dining / displays, to further activate the streetscape.

The Lindfield area, and specifically the heritage buildings adjacent to the site, is constructed from face brickwork, hence the building is clad predominantly in face brickwork to relate to its context. The design consists of a series of rendered white slabs and face brick boxes placed randomly between them to break down the mass. The concept is a series of typical Lindfield houses sitting on elevated planes, as opposed to the ordinary approach of taking a plan and extruding up 6-7 storeys.

Principle 2 – Scale

The scale of the proposed development has been determined based on the permissible heights for the site, the surrounding buildings and the expected future scale of the buildings as per the DCP. The proposal is split into two blocks to reduce the bulk of the building and increase the amenity of the apartments.

The taller block is placed along Lindfield Avenue 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 block is smaller in size to better relate to the adjacent residential buildings and the narrower street.

On Lindfield Avenue the main section of the building is setback from the street and from the base to reduce its perceived bulk. In addition the top floor is also set back from the street side to reduce its visual bulk from the street. The retail podium is designed to be at a similar scale to the adjacent retail frontages along Lindfield Avenue. This retail podium is the dominant element at street level and relates to the human scale of passersby.

In addition to the Building B being setback on to the boundary on Kochia Lane, Levels 5 and above is further setback in respect to the adjacent heritage building. These levels are darker in colour and are intended to visually recede behind the lower portion of the building when viewed from Lindfield Avenue and Kochia Lane. This allows the proposal to be sympathetic to the adjacent heritage building and not overpower it.

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The facade is composed of elements that are at the scale of the surrounding buildings. The proposed awnings over the footpath on Lindfield Avenue are set at heights matching those of adjacent buildings and cascade down to match the fall of the footpath level.

Principle 3 – Built Form

The built form of the property proposed is appropriate for its location. The building is predominantly composed of face brickwork and off-white render which are finishes that dominate the Lindfield area. The form is made up of a series of blocks which are in proportion and scale with many commercial and residential buildings adjacent to the site, thereby reducing its perceived bulk and allowing it to sit comfortably in its context.

The built form allows for many apartments to have great district views as well as good solar access and cross ventilation.

Principle 4 - Density

The density of retail space and residential apartments is consistent with the requirements and objectives for the area.

Principle 5 – Resource, Energy and Water Efficiency

The proposal is being designed to be energy efficient and to re-use roof water. Appropriate measures under BASIX have also been utilised in the detailed design of the building.

The proposal meets the Natural Ventilation requirements of SEPP65, reducing the need for mechanical air-conditioning. In addition, the proposal also meets the Solar Access requirements under SEPP65. The majority of apartments receive more than 2 hours sunlight to living areas, reducing the need for artificial light.

There is adequate sun shading on the south-western and north-eastern elevations to reduce the need for cooling. These operable screens also provide privacy.

The development will also utilise energy efficient appliances and fittings through-out the development. 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.

Principle 6 – Landscape

Landscaping is included as an important element of the design. 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 2, and to provide an appealing view for apartments facing into the courtyard.

The landscaping includes extensive planting to the communal courtyard, and planter boxes are provided on the edges on Level 2 private open spaces for visual privacy to units at courtyard level. Refer to the Landscape Plan prepared by Peter Glass & Associates.

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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, given its location being bounded by roadway on 3 sides.

Visual Privacy

The building is sited to maximise outlook and views from principal rooms and private open space, yet ensure visual privacy. The 2 blocks of the building are pushed to the front and the back of the site to ensure adequate separation. In addition the sun shading screens also double as privacy screens to add another layer of privacy. Vegetation is used on Level 2 to increase visual privacy as well as opaque balustrading.

Building Entry

Entry into the retail component of the development is via Lindfield Avenue or Kochia Lane. The retail spaces facing the street are surrounded by glazing, which not only provides natural light, but ensures passive surveillance from the street, and commercial areas.

The entry into the residential component is from Kochia Lane, addressing the future town square. It is separated from the retail entry with its own lobby and lift, taking residents directly to the communal courtyard to access their respective buildings.

Balconies

All apartments have generous balconies off living spaces, with the larger apartments also have balconies off the bedrooms. Balconies are located to maximise solar access and where necessary have, sun shading and privacy screens.

Acoustic Privacy

The 2 blocks of the building are pushed to the front and the back of the site to ensure adequate acoustic separation. Balconies are separated by either blade walls or solid blocks of building. Internal layouts are designed to keep service areas and living areas separate wherever possible.

Daylight Access

The development surpasses the Sepp65 requirements for daylight access to living areas and private open space. Refer to the Solar Access Analysis prepared by Windtech.

Natural Ventilation

The development surpasses the Sepp65 requirements for natural ventilation. Refer to the Natural Ventilation Statement prepared by Windtech.

Storage

Each apartment has storage allocated within the apartment itself, as well as external storage located in the basement car park levels. These storage spaces are in addition to wardrobes and kitchen cabinetry, with a minimum of 50% of the required storage volume located internally in each apartment. External storage space exceeds the volume needed satisfying the requirements of SEPP65. Refer to the Apartment Storage Area Schedule on Architectural Drawing DA23.

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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. Accordingly the development will incorporate security lighting, an intercom system for the apartments and security cameras to the ground floor areas.

Principle 9 – Social Dimensions

The existing Franklins supermarket in Lindfield is a much needed asset to the locality, however it is too small and constrained in the current building for it to function effectively. There are also shortages for good quality affordable apartments in the area. This development provides a mix of apartment types and sizes to suit a variety of residents.

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 its environment.
- A building that encapsulates and complements the special character and experience of Lindfield.

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. Refer to Assessment Report of Access and Compliance Requirements prepared by PSE Access Consulting.

Conclusion

Overall we have taken into consideration all the key issues of SEPP65 in the design of the development, and so believe that this requirement for SEPP65 compliance has been satisfied.

Statement prepared by PTI Architects
Peter Israel, Nominated Registered Architect (no. 5064)
April 14, 2011

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