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SALAMANDER SHORES HOTEL REDEVELOPMENT

SEPP 65 STATEMENT

Revision A - Original issue July 2010

Revision B - UPDATED NOVEMBER 2021



INTRODUCTION

This report is an updated version of the one that accompanied the Concept Application for the Part 3A Mixed Use Development of 147 Soldiers Point Rd, Soldiers Point in 2010. It refers to the scheme depicted in the Part 3A modification application.

As the scheme is at concept level only, this report has high level commentary demonstrating that future development will be able to achieve design quality in accordance with the design quality principles of the SEPP 65. While the original application reviewed under the Residential Flat Design Code, the Apartment Design Guide will be observed here.

The proposal is for the re-development of the existing Salamander Shores Hotel to incorporate permanent residential and hotel accommodation and to improve the current public amenity provided by the hotel. The context of the area is coastal with a mix of residential and commercial properties and a strong holiday and recreational focus supportive of the proposed function and scale.

Isolated from immediate residential neighbours, the site is bounded by Soldiers Bay Rd to the West; a vegetated foreshore reserve to the South and to the East; and an access road to the North.

The design concept aims to minimise visual impact, dispersing the development's bulk across five separate buildings, maximising views, while minimising overlooking and providing a central and functional communal space.

The public communal facilities of the bistro, bar and retail shop are positioned to activate the North-western corner and provide a strong urban design focal point.

The permanent residential building "H" is located above the secure underground parking on the raised South-east corner of the site, with optimal views and privacy from the road. Permanent residential buildings B, C and D are clustered with the hotel and hospitality functions with the accommodation in those buildings expected to be placed in the tourist letting pool.

The following information describes the ways in which the residential section of the proposal will satisfy the quality design principles of SEPP 65.

The proposed development will contribute to the sustainable development of NSW by:

- Providing suitable housing in social and environmental terms;
- Being a long term asset to the community;
- Providing a better built form and aesthetic of building than presently exists on the site;
- Satisfying the increasing demand, the changing social and demographic profile of the community, and the needs of a wide range of people.
- Maximising amenity, safety and security for the benefit of its occupants and the wider community.

DESIGN QUALITY PRINCIPLES (SEPP 65)

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

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

COMMENTS:

Use

- The proposal is an appropriate scale and use to meet the ever growing demand for hospitality and tourist accommodation services in this local area.
- The existing campus provides those services, but the proposal enhances that offer in scale and quality.
- It promotes direct employment opportunities through a wider variety of patron amenity. Secondary employment opportunities in support and tourism will be created.

Setting

- The existing building complex is surrounded by established bushland that is common in this neighbourhood. The dense tree cover significantly screens the existing buildings from most viewpoints. The proposed built envelope will generally stay within the nominal canopy profile and be further screened by additional planting on Soldiers Point Road frontage.
- Proposed setbacks are greater than existing which is generally 6m alongside (South) and up to 5m along rear (East).
- Eastern and Southern faces comply with the bushfire Asset Protection Zone 10m setback.

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 building's purpose in terms of building alignments, 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.

COMMENTS:

Scale

- From inside the site, the buildings will form a compact cluster of built edges around a central communal open space and pool. The space will be activated by the dwellings facing inward and relieved by a broad opening to the east and water view.
- From outside the site, the campus will read as a collection of buildings of different typologies identified by the grain of the solid/void relationships and proportions of the balconies and windows. The composition will be coherent with careful consideration of the materiality and detail. Although the campus is relatively dense in accommodation and building volume, it will be significantly screened with existing and new planting to soften the view and reduce visual impact.
- Given the separation to neighbouring properties, the density of vegetation, the site can accommodate a development of this scale.

Height.

- The proposal complies with the FSR control of 1.6:1 and the height controls as agreed with the consent authority based on surrounding tree canopy height. Building H has a maximum height of RL36.0, but when observed from numerous close and distant vantage points, its roof edge is

only glimpsed above the tree canopy.

Shadows.

- The sloped landform and dense vegetation of the neighbouring reserve and foreshore currently have a significant impact on open space daylight levels. Additional shading from the proposal will be minimal.
- Proportions and aspects of the proposal are similar to the existing and will not significantly change the amenity of the neighbouring unbuilt reserve.

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.

COMMENTS:

Built form

- The hotel and residential components are proposed to be in close proximity. The resulting communal open space is intended to be energetic and common to tourist resort facilities of this scale.
- The proposed floorplates of the residential buildings can be planned to permit adequate building separation for visual and acoustic privacy.
- Despite the close proximity, the buildings are only medium rise permitting is ample access to natural light. Their collective footprints still permit adequate deep soil planting.
- Deep balconies around apartments provide a buffer for visual privacy to internal living spaces.

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 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.

COMMENTS:

- The site is currently a premium tourist destination. There is ample scope to raise the scale and quality of campus as there is proven demand for it. The social benefits include a wider variety of patron amenity and greater employment opportunities.
- The creation of additional residential accommodation will support the business on site, but also increase the demand in the broader community for other goods and services.
- The siting, orientation and proportion of the residential building floorplates makes them capable of achieving the daylight and ventilation target minima.
- Building C and D are low rise and will have rooftop gardens that provide a pleasant outlook for residents above as well as better insulation for the dwellings beneath.
- Water conservation and waste management requirements can be met and will be addressed at the detailed design stage.
- Material, structure and services selections will be made on the basis of minimum resource consumption and recycled component in their production as well as ongoing maintenance requirements.
- Options for energy and waste initiatives will be assessed on their whole of life benefit and total resource consumption.

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, co-ordinating 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.

COMMENTS:

Open space

- The site has a central open area, including a pool and landscaping to be shared between permanent residences and holiday accommodation. It is the "internal" view on the site and will have a high quality landscaped resort feel.
- The space creates building separation between residential and holiday functions and allows clearer view from apartments to the surrounding natural environment.
- Private open space in the form of large balconies can be provided up to 60m² for 3 bed apartments, taking advantage of the natural outlook and promoting outdoor living
- Building C and D are low rise and will have rooftop gardens that will be communally accessible.

Periphery

- A walking track is incorporated into the side and rear setbacks and through the central open space.
- Apartments looking south have unobstructed views into the natural bushland
- To Soldiers Point Road, the existing dressed landscape will be enhanced to provide greater screening of the complex from the public realm.

Deep soil.

- The development complies with Deep Soil Zone requirements which are provided in the front, rear and side setbacks of the site.
- Approximately 30% of the site acts as a Deep Soil Zone.

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.

COMMENTS:

Habitable spaces.

- The building envelope is designed so that a 2.7m ceiling height is achievable in all habitable rooms of every apartment. The floor to floor dimension of 3100 permits current waterproofing and acoustic treatments.
- The plate proportions and the opportunity for stepping the façade lines permit the placement of windows and balconies to achieve visual and aural privacy. Most Living and balconies are oriented to the north or water view to take advantage of the site's location
- Wide frontages provide opportunity for good natural daylighting, natural ventilation and pleasant, long-range outlooks to natural environment and open space.
- Dwelling sizes will be in the order of 65sqm for 1 bed, 95sqm for 2 bed and 150sqm for 3 bed. These dimensions are well about the ADG minima and will provide generous interiors with well proportioned rooms. That will result in a wide range of furnishing and lifestyle options for occupants.
- Balcony enclosure. Opportunity to incorporate (operable) shading devices into external façade design for Resident's control of weather conditions to be dealt with in later detailed design stage.

Entry.

- The RL of Ground floor apartments corresponds with the adjacent outdoor ground level
- Each of the four residential buildings is initially accessed from the main central Foyer on Ground floor. Lifts and stairs from this space lead to each building. Pedestrian entry can also be obtained from the central communal open space that can be accessed from the peripheral walking track. All buildings will have controlled security entry.
- Vertical circulation and access from the car park is via lifts.
- Both minimum grade pathways and stairs provide access from the street through the site.

Parking.

- Adequate parking is provided in the underground car park and resident spaces will be allocated near the relevant lift core.
- Access to the car park is via a driveway cutting through the landscaped area along Soldiers Point Road with good visibility from both directions. Entry is separate from the loading dock. The width of the porte cochere and access roads exceeds minimum standard as to allow truck and bus entry/exit.

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.

COMMENTS:

Access

- Being part of a tourist facility, there is ample staff, surveillance opportunity for other residents and controlled access to provide resident security
- Passive surveillance is available from balconies that overlook the communal open space
- Other access is via the main entry Foyer which will have staff, other residents and CCTV monitoring. The carpark will be security controlled to limit and record access.
- Each floor lift lobby serves a low number of dwellings and will be security controlled to limit access. This is particularly appropriate to tourist resorts where populations can be transient.
- A crime risk assessment to be undertaken at the detailed design stage.

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.

COMMENTS:

Flexibility

- The apartment buildings can be designed with non loadbearing internal walls that permit reconfiguration or merging of dwellings post occupation.
- The apartment areas are generous and permit furnishing flexibility for recreation, work activities
- These strategies will attract occupant groups with a wide variety of access, age, family and vocation needs and can be adapted as those needs change over time

Social

- Building access is via common foyer and communal open space as well as the site walking track and beach access offering ample opportunity for casual encounter with neighbours.

- Lift lobbies have natural light and ventilation making them pleasant and convenient places for social interaction
- Premium formal and informal hospitality venues on site encourage convenient social interaction.

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.

COMMENTS:

- Since the original application, Bannisters now operate the precinct. The proposed buildings will adopt the resort image associated with their brand.
- That will be characterised by materials that are informally and simply expressed and an emphasis on giving a sense of the outdoor and indoor spaces being connected. Broad glazing opening onto private balconies reinforce that connection.
- It will have the feel of a seaside tourist resort, but with a subtle sophistication of a contemporary high quality residential development.
- The apartment buildings will compliment, but be subservient to the hospitality elements of the development which are intended to be the primary public point of contact.