

SALAMANDER SHORES HOTEL REDEVELOPMENT

Soldiers Point Road, Port Stephens

SEPP 65 STATEMENT – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

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June 2010

This report accompanies the Concept Application for the Part 3A Mixed Use Development of 147 Soldiers Point Rd, Soldiers Point. As this application is concept only, this report demonstrates that future development will be able to achieve design quality in accordance with the design quality principles and rules of thumb in the Residential Flat Design Code (Department of Planning 2002) and the Department of Planning letter dated 16 March 2010.

The proposal is for the re-development of the existing Salamander Shores Hotel to incorporate permanent residential and serviced 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 is located above the secure underground parking on the raised South-east corner of the site, with optimal views and privacy from the road.

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.

Primary SEPP 65 Development Controls

Primary Development Control	Objective	Comment
Building Height <ul style="list-style-type: none">· Where there is an existing floor space ratio (FSR), test height controls against it to ensure a good fit.· Test heights against the number of storeys and the minimum ceiling heights required for the desired building use (see Ceiling Heights).	<ul style="list-style-type: none">· To ensure future development responds to the desired scale and character of the street and local area.· To allow reasonable daylight access to all developments and the public domain.	<ul style="list-style-type: none">· The proposal complies with the FSR control of 1.8:1 and the height controls as agreed with the consent, based on surrounding tree canopy height. Building H therefore has a maximum height of 35.5 metres.· 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.

SALAMANDER SHORES HOTEL REDEVELOPMENT

Soldiers Point Road, Port Stephens

		<ul style="list-style-type: none"> The building envelope is designed so that a 2.7m ceiling height is achievable in all habitable rooms of every apartment.
Building Depth <ul style="list-style-type: none"> Resolve building depth controls in plan, section and elevation. In general, an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory daylighting and natural ventilation are to be achieved. 	<ul style="list-style-type: none"> To ensure that the bulk of the development is in scale with the existing or desired future context. To provide adequate amenity for building occupants in terms of sun access and natural ventilation. To provide for dual aspect apartments. 	<ul style="list-style-type: none"> Plan depth exceeds 18m however site planning ensures generous building separation, with two faces open to the bay and nature reserve, and functional communal open space. Each apartment has a wide frontage which is anticipated to be significantly glazed and operable, maximising occupant's access to views, ventilation and natural light. 45% of apartments have corner aspects. Surrounding existing vegetation and proposed landscape zone on Soldiers Point Rd will predominantly soften and screen proposal from external view points.
Building Separation <ul style="list-style-type: none"> Design and test building separation controls in plan and section. The controls for 5-8 storey developments being: <ul style="list-style-type: none"> 18m between habitable rooms/balconies; 13m between habitable/balconies & non-habitable rooms; 9m between non-habitable rooms. Test building separation controls for daylight access to buildings and open spaces. Building separation controls may be varied in response to site and context constraints. Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved (see Daylight Access, Visual Privacy and Acoustic Privacy). 	<ul style="list-style-type: none"> To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings. To provide visual and acoustic privacy for existing and new residents. To control overshadowing of adjacent properties and private or shared open space. To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow. 	<ul style="list-style-type: none"> The residential proposal complies with building separation controls: <ul style="list-style-type: none"> 13m from the western façade to the external wall of the hotel; 33m from the northern balconies to the serviced apartments. Minimum separation is applied on one side only - the narrow western face – limiting impact to three 1 bed apartments on the lower 3 levels of the development. Deep balconies around apartments provide a buffer for visual privacy to internal living spaces. Development complies with Deep Soil Zone requirements which are provided in the front, rear and side setbacks of the site.
Street Setbacks <ul style="list-style-type: none"> Identify the desired streetscape character, the common setback of buildings in the street, the accommodation of street tree planting and the height of buildings and daylight access controls. Relate setbacks to the area's street hierarchy. Identify the quality, type and use of gardens and landscaped areas facing the street. Test street setbacks with building envelopes and street sections. Test controls for their impact on the scale, proportion and shape of building facades. 	<ul style="list-style-type: none"> To establish the desired spatial proportions of the street and define the street edge. To create a clear threshold by providing a transition between public and private space. To assist in achieving visual privacy to apartments from the street. . To create good quality entry spaces to lobbies, foyers or individual dwelling entrances. To allow an outlook to and surveillance of the street. To allow for street landscape character. 	<ul style="list-style-type: none"> The Residential building does not have street frontage, being screened from Soldiers Point Rd by the hotel. Residential building entry is through a ground floor lobby off the site's central communal space.

SALAMANDER SHORES HOTEL REDEVELOPMENT

Soldiers Point Road, Port Stephens

Side + Rear Setbacks <ul style="list-style-type: none"> · Relate side setbacks to existing streetscape patterns. · Test side and rear setback with building separation, open space and deep soil zone requirements (see Building Separation, Open Space and Deep Soil Zones). · Test side and rear setbacks for overshadowing of other parts of the development and/or adjoining properties, and of private open space. 	Side Setbacks: <ul style="list-style-type: none"> · To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. · To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form. Rear setbacks: <ul style="list-style-type: none"> · To maintain deep soil zones to maximise natural site · drainage and protect the water table. · To maximise the opportunity to retain and reinforce mature vegetation. · To optimise the use of land at the rear and surveillance of the street at the front. · To maximise building separation to provide visual and acoustic privacy. 	<ul style="list-style-type: none"> · Eastern and Southern faces comply with the bushfire Asset Protection Zone 10m setback. · Proposed setbacks are greater than existing which is generally 6m alongside (South) and up to 5m along rear (East). · Proportions and aspects of the proposal are similar to existing and will not significantly change amenities of the neighbouring unbuilt reserve. · Building is free standing with all sides treated as front aspect for façade and landscaping design. · Balconies and living areas around all facades provide good passive surveillance of surrounding public domain.
Floor Space Ratio <ul style="list-style-type: none"> · Test the desired built form outcome against proposed floor space ratio to ensure consistency with: <ul style="list-style-type: none"> - building height - building footprint - the three dimensional building envelope - open space requirements. · Test a variety of typical lot sizes and shapes in your area before establishing a blanket FSR control. 	<ul style="list-style-type: none"> · To ensure that development is in keeping with the optimum capacity of the site and the local area. · To define allowable development density for generic building types. · To provide opportunities for modulation and depth of external walls within the allowable FSR. · To promote thin cross-section buildings, which maximize daylight access and natural ventilation. · To allow generous habitable balconies. 	<ul style="list-style-type: none"> · The proposed development is below FSR controls for site's zoning in response to height controls and responds to building heights, bulk, scale and view impact. · The design provides opportunities for natural ventilation, adequate access to natural light and maximised views. · Generous outdoor habitable space in the form of balconies with minimum depths of 2m.

Site Design – Rules of Thumb

Rule of Thumb	Objective	Comment
Deep Soil Zones <p>A minimum of 25 percent of the open space area of a site should be a deep soil zone; more is desirable. Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration. In these instances, stormwater treatment measures must be integrated with the design of the residential flat building.</p>	<ul style="list-style-type: none"> · A minimum of 25 percent of the open space area of a site should be a deep soil zone; more is desirable. Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration. In these instances, stormwater treatment measures must be integrated with the design of the residential flat building. 	<ul style="list-style-type: none"> · Approximately 30% of the site acts as a Deep Soil Zone. Zones are located along the boundary perimeter in side and rear setbacks and the street front landscaped area.
Open Space <ul style="list-style-type: none"> · The area of communal open space required should generally be at least between 25 and 30 percent of the site area. Larger sites and brownfield sites may have potential for more than 30 percent. · Where developments are unable to achieve the recommended communal open space, such as those in dense urban areas, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space. · The minimum recommended area of private open space for each apartment at ground level or similar space on a 	<ul style="list-style-type: none"> · To provide residents with passive and active recreational opportunities. · To provide an area on site that enables soft landscaping and deep soil planting. · To ensure that communal open space is consolidated, configured and designed to be useable and attractive. · To provide a pleasant outlook. 	<ul style="list-style-type: none"> · The site has a central open area, including pool and landscaping, to be shared between permanent residences and holiday accommodation. · Central space creates building separation between residential and holiday functions and allows clearer view from apartments to the surrounding natural environment. · A walking track is incorporated into the side and rear setbacks and through the central open space. · Large balconies can be provided, up to 60m² for 3 bed apartments, taking advantage of the natural outlook and promoting outdoor living.

SALAMANDER SHORES HOTEL REDEVELOPMENT

Soldiers Point Road, Port Stephens

structure, such as on a podium or car park, is 25m ² ; the minimum preferred dimension in one direction is 4 metres. (see Balconies for other private open space requirements)		
Security <ul style="list-style-type: none"> Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings. 	<ul style="list-style-type: none"> To ensure residential flat developments are safe and secure for residents and visitors. To contribute to the safety of the public domain. 	<ul style="list-style-type: none"> Formal crime risk assessment to be dealt with at a more detailed design stage. Single entry foyer acts as a security control point from public domain. All residential car parking to be located on one security separated level of underground car park with secure lift access. Active façades with living rooms and balconies on all sides promote security through overhead surveillance.
Visual Privacy <ul style="list-style-type: none"> Refer to Building Separation minimum standards (see Building Separation). Building separation controls for 5-8 storey developments are: <ul style="list-style-type: none"> 18m between habitable rooms/balconies; 13m between habitable/balconies & non-habitable rooms; 9m between non-habitable rooms. 	<ul style="list-style-type: none"> To provide reasonable levels of visual privacy externally and internally, during the day and at night. To maximise outlook and views from principal rooms and private open space without compromising visual privacy. 	<ul style="list-style-type: none"> Building separation is above minimum standards, allowing 13m from the western façade to the external wall of the hotel and 33m from the northern balconies to the serviced apartments, and complies with the rule of thumb. Stepped angled facades and balcony party walls direct views out toward bay. Deep balconies around apartments provide a buffer for visual privacy to internal living spaces.
Pedestrian entry <ul style="list-style-type: none"> Identify the access requirements from the street or car parking area to the apartment entrance. Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum. Provide barrier free access to at least 20 percent of dwellings in the development. 	<ul style="list-style-type: none"> To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain. To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartment and use communal areas via <ul style="list-style-type: none"> minimum grade ramps, paths, access ways or lifts. 	<ul style="list-style-type: none"> The RL of Ground floor apartments correspond with the adjacent outdoor ground level Pedestrian entry is via a ground floor foyer from the site's central open space. Entry to each apartment is from an internal foyer on each level. 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.
Vehicle Access <ul style="list-style-type: none"> Generally limit the width of driveways to a maximum of six metres. Locate vehicle entries away from main pedestrian entries and on secondary frontages. 	<ul style="list-style-type: none"> To integrate adequate car parking and servicing access without compromising street character, landscape, pedestrian amenity and safety. To encourage the active use of street frontages. 	<ul style="list-style-type: none"> Adequate parking is provided by one level of the under ground car park. Access to the car park is via a driveway, cutting through the landscaped area along Soldiers Point Rd, with good visibility from both directions. Entry is shared the by the loading dock. Width exceeds minimum standard as to allow truck and bus entry/exit. Pedestrian entry and active street frontage is focused toward the North West corner of the site, away from the main driveway.

SALAMANDER SHORES HOTEL REDEVELOPMENT

Soldiers Point Road, Port Stephens

Building Design – Rules of Thumb

Rule of Thumb	Objective	Comment
Apartment Layout <ul style="list-style-type: none"> Single-aspect apartments should be limited in depth to 8 metres from a window. The back of a kitchen should be no more than 8 metres from a window. The width of cross-over or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts. Buildings not meeting the minimum standards listed above, must demonstrate how satisfactory daylighting and natural ventilation can be achieved, particularly in relation to habitable rooms (see Daylight Access and Natural Ventilation). If council chooses to standardise apartment sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest the following minimum apartment sizes, which can contribute to housing affordability: (apartment size is only one factor influencing affordability) <ul style="list-style-type: none"> - 1 bedroom apartment 50m² - 2 bedroom apartment 70m² - 3 bedroom apartment 95m² 	<ul style="list-style-type: none"> To ensure the spatial arrangement of apartments is functional and well organised. To ensure that apartment layouts provide high standards of residential amenity. To maximise the environmental performance of apartments. To accommodate a variety of household activities and occupants' needs. 	<ul style="list-style-type: none"> Single aspect apartments exceed 8m in depth. Concept is that non-habitable rooms will be located against the internal foyer walls, generally allowing all habitable rooms to be within 8m. Approximately 60% of apartments have kitchens within 8m, with remainder no more than 10m. Wide frontages provide opportunity for good natural daylighting, natural ventilation and pleasant, long-range outlooks to natural environment and open space. Apartments range from 65m² to 150m² providing options of 1, 2 or 3 bedrooms.
Balconies <ul style="list-style-type: none"> Provide primary balconies for all apartments with a minimum depth of 2 metres. Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context-noise, wind-can not be satisfactorily mitigated with design solutions. Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed. 	<ul style="list-style-type: none"> Provide primary balconies for all apartments with a minimum depth of 2 metres. Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context-noise, wind-can not be satisfactorily mitigated with design solutions. Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed. 	<p>All balconies comply with standard of 2m minimum depth.</p>
Ceiling Heights <ul style="list-style-type: none"> The following recommended dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL). These are minimums only and do not preclude higher ceilings, if desired. - in general, 2.7 metre minimum for all habitable rooms on all floors, 2.4 metres is the preferred minimum for all non-habitable rooms, however 2.25m is permitted. - for two storey units, 2.4 metre minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights - for two-storey units with a two storey void space, 2.4 metre minimum ceiling heights - attic spaces, 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope. 	<ul style="list-style-type: none"> To increase the sense of space in apartments and provide well proportioned rooms. To promote the penetration of daylight into the depths of the apartment. To contribute to flexibility of use. To achieve quality interior spaces while considering the external building form requirements. 	<p>2.7m minimum ceiling height for habitable rooms is achievable through concept slab to slab height design. Lower ceilings are anticipated in non-habitable zones but should not need to be below minimum standard.</p>

SALAMANDER SHORES HOTEL REDEVELOPMENT

Soldiers Point Road, Port Stephens

<ul style="list-style-type: none"> Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight (eg. shallow apartments with large amount of window area). 		
Ground Floor Apartments <ul style="list-style-type: none"> Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site. Provide ground floor apartments with access to private open space, preferably as a terrace or garden. 	<ul style="list-style-type: none"> To contribute to the desired streetscape of an area and to create active safe streets. To increase the housing and lifestyle choices available in apartment buildings. 	<ul style="list-style-type: none"> All ground floor apartments have private open space in the form of courtyards. Each courtyard has the opportunity for direct access to/from the site's landscaped walkways around the building.
Internal Circulation <ul style="list-style-type: none"> In general, where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to eight. Exceptions may be allowed: <ul style="list-style-type: none"> for adaptive reuse buildings where developments can demonstrate the achievement of the desired streetscape character and entry response where developments can demonstrate a high level of amenity for common lobbies, corridors and units, (cross over, dual aspect apartments). 	<ul style="list-style-type: none"> To create safe and pleasant spaces for the circulation of people and their personal possessions. To facilitate quality apartment layouts, such as dual aspect apartments. To contribute positively to the form and articulation of the building facade and its relationship to the urban environment. To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety. 	<ul style="list-style-type: none"> 9 apartments (8 on ground floor) are arranged around a central, double loaded lift foyer. Proposed building is free standing within site allowing all facades to be treated and articulated as "frontage". Each apartment has a pleasant outlooks and strong connections to outdoor open space. Lift foyers on each floor are above 3m wide, providing generous circulation and interaction spaces.
Storage <ul style="list-style-type: none"> In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: <ul style="list-style-type: none"> studio apartments 6m3 one-bedroom apartments 6m3 two-bedroom apartments 8m3 three plus bedroom apartments 10m3 	<ul style="list-style-type: none"> To provide adequate storage for everyday household items within easy access of the apartment. To provide storage for sporting, leisure, fitness and hobby equipment. 	<ul style="list-style-type: none"> Apartment footprints exceed minimum standards, providing generous scope for storage areas above the minimum rates. There is potential for large, secure storage facilities within the underground car park, located at resident's car space.

Building Amenity – Rules of Thumb

Rule of Thumb	Objective	Comment
Daylight Access <ul style="list-style-type: none"> Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable. Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed (see Orientation and Energy Efficiency). See Apartment Layout for additional rules of thumb. 	<ul style="list-style-type: none"> To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development. To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours. To provide residents with the ability to adjust the quantity of daylight to suit their needs. 	<ul style="list-style-type: none"> Due to orientation constraints on site, 45% of apartment living rooms receive 3 hours of direct sunlight between 9am and 3pm in mid winter while 77% receive some direct sunlight between these times. Potential for glazing to full width of apartment living areas, and open internal planning will provided good ambient lighting conditions. Opportunity to incorporate (operable) shading devices into external façade design for Resident's control to be dealt with in later detailed design stage.

SALAMANDER SHORES HOTEL REDEVELOPMENT

Soldiers Point Road, Port Stephens

Natural Ventilation <ul style="list-style-type: none"> · Building depths, which support natural ventilation typically range from 10 to 18 metres. · Sixty percent (60%) of residential units should be naturally cross ventilated. · Twenty five percent (25%) of kitchens within a development should have access to natural ventilation. · Developments, which seek to vary from the minimum standards, must demonstrate how natural, ventilation can be satisfactorily achieved, particularly in relation to habitable rooms. 	<ul style="list-style-type: none"> · To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants. · To provide natural ventilation in non-habitable rooms, where possible. · To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning. 	<ul style="list-style-type: none"> · Concept planning of apartment layouts using an open plan arrangement for kitchen, dining and living shows direct access to natural ventilation is achievable to the combined living space and all bedrooms of each apartment. In these layouts non-habitable rooms are located against the central foyer zone.
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Building Performance – Rules of Thumb

Rule of Thumb	Objective	Comment
Waste Management <ul style="list-style-type: none"> · Supply waste management plans as part of the development application submission as per the NSW Waste Board. 	<ul style="list-style-type: none"> · To avoid the generation of waste through design, material selection and building practices. · To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development. · To encourage waste minimisation, including source separation, reuse and recycling. · To ensure efficient storage and collection of waste and quality design of facilities. 	<ul style="list-style-type: none"> · Waste management requirements can be met and will be addressed at the detailed design stage.
Water Conservation <p>Rainwater is not to be collected from roofs coated with lead- or bitumen-based paints, or from asbestos-cement roofs. Normal guttering is sufficient for water collections provided that it is kept clear of leaves and debris.</p>	<ul style="list-style-type: none"> · To reduce mains consumption of potable water. · To reduce the quantity of urban storm water run off. 	<ul style="list-style-type: none"> · Refer to the Water and Coastal Engineering Report.