DESIGN VERIFICATION STATEMENT

RESIDENTIAL APARTMENTS
5-9 OZONE STREET CRONULLA

viclakearchitects

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# TABLE OF CONTENTS

## TABLE OF CONTENTS

1. Introduction & Architecture
   1.1 General Approach
   1.2 Architectural Verification

2. SEPP 65 Compliance
   2.1 Design Quality Principles
      2.1.1 Design Quality Principle 1
      2.1.2 Design Quality Principle 2
      2.1.3 Design Quality Principle 3
      2.1.4 Design Quality Principle 4
      2.1.5 Design Quality Principle 5
      2.1.6 Design Quality Principle 6
      2.1.7 Design Quality Principle 7
      2.1.8 Design Quality Principle 8
      2.1.9 Design Quality Principle 9

3. Apartment Design Guide
   3.1 Tools for improving the design of residential apartment developments
      3.1.1 Building Configuration
      3.1.2 Primary Development Controls and Site Configuration
   3.2 Compliance Analysis
      PART 1 – IDENTIFYING THE CONTEXT
         Local Context
         Apartment
         Building Types
         Local Character & Context
         Precinct & Individual Sites
      PART 2 – DEVELOPING THE CONTROLS
         Primary Controls
         Building Envelopes
         Building Height
         Floor Space Ratio
         Building Depth
         Building
         Separation
         Street Setbacks
         Side & Rear Setbacks
      PART 3 – SITING THE DEVELOPMENT
         Site Analysis
         Orientation
         Public Domain Interface
         Communal & Public Open Space
         Deep Soil Zones
         Visual Privacy
         Pedestrian Access & Entries
         Vehicle Access
         Bicycle & Car Parking
      PART 4 – DESIGNING THE BUILDING
         Solar & Daylight Access
         Natural Ventilation
<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceiling Heights</td>
<td>23</td>
</tr>
<tr>
<td>Apartment Size &amp; Layout</td>
<td>23</td>
</tr>
<tr>
<td>Private Open Space &amp; Balconies</td>
<td>24</td>
</tr>
<tr>
<td>Common Circulation &amp; Spaces</td>
<td>24</td>
</tr>
<tr>
<td>Storage</td>
<td>24</td>
</tr>
<tr>
<td>Acoustic Privacy</td>
<td>24</td>
</tr>
<tr>
<td>Apartment Mix</td>
<td>24</td>
</tr>
<tr>
<td>Ground Floor Apartments</td>
<td>25</td>
</tr>
<tr>
<td>Facades</td>
<td>25</td>
</tr>
<tr>
<td>Roof Design</td>
<td>25</td>
</tr>
<tr>
<td>Landscape Design</td>
<td>25</td>
</tr>
<tr>
<td>Planting on Structures</td>
<td>25</td>
</tr>
<tr>
<td>Universal Design</td>
<td>25</td>
</tr>
<tr>
<td>Awning &amp; Signage</td>
<td>26</td>
</tr>
<tr>
<td>Energy Efficiency</td>
<td>26</td>
</tr>
<tr>
<td>Water Management &amp; Conservation</td>
<td>26</td>
</tr>
<tr>
<td>Waste Management</td>
<td>26</td>
</tr>
<tr>
<td>Building Maintenance</td>
<td>26</td>
</tr>
</tbody>
</table>
1 Introduction

1.1 General Approach

This Design Verification Statement is to be read in conjunction with the architectural and landscape drawings along with the Statement of Environmental Effects.

The Design Verification Statement references the SEPP 65 Design Quality Principles and the Apartment Design Guide (ADG) to assist with the assessment of the proposed residential apartment development at 5-9 Ozone Cronulla with particular consideration to the proposal’s form, scale and appropriateness relative to the site’s existing and projected context.

The site is located within the Cronulla town centre as illustrated in the Sutherland Shire Local Environmental Plan 2015 and is within the B3 Commercial Core This Zone has

• 3:1 floor space ratio
• 30 metre maximum building height and with
• no landscaping requirements other than reliance upon the ADG.

The proposed development application is for the demolition of 3 existing residential unit buildings on 3 separate lots and the construction of a 9 storey residential development, comprising of 3 level basement containing parking with 60 secure car spaces, 3 visitor parking spaces (one being accessible), 3 motor bike parking spaces and a total of 10 bicycle spaces (6 within the basement and 4 located within the western communal open space at ground level). The proposed building will accommodate 30 apartments comprising of:

- 1/1 bedroom apartments,
- 17/ 2 bedroom apartments,
- 12/ 3 bedroom apartments (including two penthouses each with rooftop terraces and private pool)

This particular “blue-ribbon” area enjoys enormous scenic benefits with numerous parks, patrolled beaches, ocean pools and public walkways. The site is within walking distance to a variety of restaurants, cafes, bars and specialty shops.

Cronulla has always undergone renewal as various key properties are acquired, amalgamated and developed. This process will be ongoing however with the adoption of the SSLEP 2015 this process has intensified. As a result this transitions from older single storey non-residential uses now are achieving up to 3-9 storey residential. There is currently speculation of a 15-20 storey mixed use developments located on the Kingsway site opposite the Mall.

The subject site comprises of three smaller residential sites which are to be amalgamated resulting in a rectangular shaped site which tapers about the Ozone Street frontage on the east and the adjoining rear western boundary presenting a north-south axis along the Ozone Street.

The combined site will have three street frontages with a 24.375 metre frontage to Cecil Monroe Avenue on the south, a 53.42 metre main frontage along Ozone Street to the east and a 30.225 metre frontage along Ocean Grove Road to the north.

The Ozone Street frontage overlooks 4 residential properties opposite (16-24 Ozone Street) on the eastern side of Ozone Street and will have extensive ocean views over
Bate Bay from the upper levels from Cronulla Beach/Park towards Boat Harbour and Sydney’s CBD to the north.

These 4 properties opposite fall from Ozone Street down to The Esplanade public walkway that skirts Bate Bay and Cronulla Beach. The walkway extends south around the peninsula extending over 3 kilometres around to the lobe of Gunnamatta Bay and Gunnamatta Park.

Property No.s 22-24 Ozone Street (Tiana) contains a well maintained six-storey apartment building developed approximately 22 years ago. Properties No.16, 18 & 20 contain older residential flats. These three properties are in the process of formal negotiations with a developer and will soon be part of the renewal process.

There are two adjoining properties to the west being No.s 14-16 Gerrale Street and No.18 Gerrale Street. Both properties were developed approximately 20 years ago. Property No.s 14-16 has a 4 storey mix use building with basement parking accessed from Ocean Grove Road. The existing building has 4 retail outlets located on the ground floor with 8 residential units above. Property No. 18 Gerrale Street has a two storey residential development with basement parking for 4 apartments and is accessed from Cecil Monroe Avenue.

Neither of these two building have any architectural merit nor take advantage of the current planning controls, which permit 9 storeys and a FSR of 3:1.

The applicant has sought to acquire these two properties however the various parties have not agreed on a fair and reasonable price however it should be noted that the two sites can be developed independent of the proposed development.

Located opposite and to the south is the Cecil Apartments a 14-storey mix development. The Cecil as it is known occupies the entire block with its primary presentation to Gerrale Street and Cronulla Park.

Ozone Street itself has rear to kerb on-street parking along the western side and parallel parking along the eastern side of the street.

Ocean Grove Road along the north western has a grove of mature Norfolk Island Pine trees with an under-storey of large leaf ivy ground cover and Gymea Lillies.

A preliminary design proposal prepared by Jackson Teece Architects (JTA) was previously presented through a preDA process to Council. Subsequent to the JTA preDA the developers/applicant engaged Vic Lake Architects (VLA) to prepare a preDA submission for Sutherland Shire Council and Council’s Design Review Forum (DRF).

The VLA proposal was presented to the DRF on 15 February 2018. Minutes from the presentation have been received and reviewed by the VLA. A subsequent informal meeting with Council was held on 8 March 2018 with Council’s David Jarvis (Architect) Carine Elias (Team Leader) & Martin Southwell (Council Planner) along with Juliet Grant (City Plan Service) Fabrizio Ceruti (VLA Architect) and myself, Vic Lake (VLA Architect).

The purpose of the meeting was to obtain Council’s evaluation of the DRF presentation and the DRF feedback.
Prior to and after the Council “de-briefing” meeting VLA undertook a series of façade studies which will be discussed later in Section: Part 2 Building Envelope.

The proposed development application has taken into consideration the DRF and Council feedback whilst balancing the developer’s requirements with respect to market expectations along with the aesthetic and many technical challenges.

The key design consideration which have been adopted can be summarised as follows;

- Simplified street presentation to Ozone Street
- Rotation of the proposed building to the north to maximise solar access
- Re-interpretation of the existing street front setbacks and building edge
- Enhanced public domain interface with street front landscaping improvements
- Maintaining the amenity and outlook between adjoining properties with the proposed building form and privacy measures
- Adhering to Council’s building height controls
- Maximising communal open space

One of the objectives of the design was to take advantage of the sweeping ocean views from all apartments to the east whilst providing adequate solar access to all apartments.

To achieve this the building has been rotated slightly to the north. This creates open space on the north-eastern corner of the site. This open space provides a visual and pivotal connection with the Norfolk Island Pine trees within Ocean Grove Road and the leafy grounds of Cronulla Park. This pivotal landscaped open space forms part of the projects communal open space and an area that will afford benefits and opportunities for the local community within Ozone Street. It becomes the “cul-de-sac” for street gatherings, where one waits for an Uber or their friends to catch up under the canopy of a spreading “Tuckeroo”.

The applicants are willing to landscape the Ozone Street verge directly in front of the project, which would provide a landscape thread with Cronulla Park in addition to softening the base of the building.

Maintaining a pedestrian scale within Ozone Street is a primary objective given the scale of the Cecil Apartments and the proposed nine storey residential building. To achieve this the building has been grounded with a two storey stone clad base supported on a number of two storey stone clad columns which together form a gentle curved base sitting within a landscaped ground plane. The curved form is reflected on the upper floor-plates providing a visceral pleasure and a feeling of safety that generally flat hard edged and/or sharp building forms seldom achieve.

There are four apartments per floor on the lower four levels where the views are restricted by the existing residential building opposite. Three apartments per floor are proposed on the upper floors. These apartments will have a "sub-penthouse" scale and stunning outlook. These apartments cater to a selective market that can afford and are seeking "a beachside lifestyle" and "a residence in the sky".
The penthouse level sets back with a simple curvilinear open form plan and is crowned with a curved and inclined roofline. The height of the building and inclined roofline conceal the penthouse roof terraces.

The main Ozone Street façade comprises of the large curved balconies on each level extending along the entire street frontage, gently turning into both side street and seemingly wrapping the building form with the visually light-weight balcony projections.

In contrast the rear of the building has been carefully organised to avoid any adverse impacts to the adjoining properties either now or any time in the future.

The fire stairs and the plant rooms on each level have been located on the western side of the building and house air-conditioning condensers and services for each apartment on each floor. The plant room has been carefully screened with simple prefinished vertical louvres that will provide sufficient airflow and circulation. The condensers will be mounted on a metal grid to ensure adequate air moment around the equipment to prevent re-circulation and plant failure.

Vertical opaque glass fins will be fitted over the rear light courts providing visual privacy to the rear bedrooms whilst enabling solar access and adequate screened daylight.

The opaque glass fins will also be utilised outside the main ensuites on the northern and southern apartments on Level 2 and above. The fins will be angled to allow direct ocean views whilst maintain visual privacy to each ensuite particularly from Gerrale Street on the north.

Locating the main vehicle driveway off Cecil Monroe Avenue maintains an uninterrupted Ozone Street façade and optimises the kerb side parking within Ozone Street which enables an uninterrupted landscaped thread referred to above.

The driveway access is positions in a manner that it could be utilised by the adjoining property if and when it is developed to gain access down to their basement which may advantage the adjoining property.

1.2 Architectural Verification

I, Victor Lake, of Vic Lake Architects Pty Limited, verify that I contributed to the design of this residential flat development, and that the design quality principles set out in Part 2 of SEPP No. 65 - Design Quality of Residential Flat Development are achieved for the additional development of the Residential Apartments located in 5-9 Ozone Street Cronulla.

Signature:

\[\text{Signature}\]

Name: Victor Robert Bryce LAKE  
Registration Number: 4475
2.0 SEPP 65 Compliance

2.1 Design Quality Principles

The following SEPP 65 design quality principles must be considered by design professionals when designing residential apartment developments and by design review panels when giving advice on proposal and by the consent authority.
2.1.1 Design Quality Principle 1

Context and Neighbourhood Character

Good design responds & contributes to its context. Context is the key natural & built features of an area. It also includes social, economic, health and environmental conditions. Consideration of local context is important for all sites, including sites in established areas and those undergoing change.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond and enhance the qualities of the area including 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.

Statement Of Compliance

The proposal offers a quality residential development that responds to and fully utilises the advantages of its iconic location within Ozone Street, within an extremely desirable and well used beach suburb that is going through a major renewal program.

The subject site is located at 5-9 Ozone Street Cronulla which is on the fringe of a Cronulla Centre B3 Zone. The site is within walking distance to Cronulla Train Station, Cronulla Park, Cronulla many beaches with its ocean pools via The Esplanade a public 3 kilometre walkway that takes in Bate Bay, the mouth of the Port Hacking and the golden shores of Gunnamatta Beach and the heavily wooded Gunnamatta Park.

As the site is within the Cronulla Town Centre there is easy walking access to a large number of restaurants, cafes, bars and specialty retail outlets.

The site comprises of the amalgamation of three individual sites no.s 5, 7 and 9 Ozone Street with title details being SP 545, SP 9336 & SP 48254 respectively having a total site area of 1,592 sqm.

Cecil Monroe Avenue bounds the combined site on the south with Ozone Street the primary frontage on the east and Ocean Grove Road on the north.

There are two adjoining properties to the west being No.s14-16 Gerrale Street and No.18 Gerrale Street. Both properties were developed approximately 20 years ago. Property No.s 14-16 has a 4 storey mix use building with basement parking accessed via Ocean Grove Road with 4 retail outlets located on the ground floor and 8 residential units above. Property No.18 Gerrale Street has a two storey residential development with 4 apartments above a basement that is accessed from Cecil Monroe Avenue.

Neither of these building exhibit any architectural merit nor do they utilise the current planning controls which are similar to the subject site’s planning controls. Both sites are narrow and would need to be developed together to enable sensible underground parking and to maximise their gross floor areas.

Cecil Apartments is located to the south on the opposite side of Cecil Monroe Avenue. The “Cecil” is a 14 storey mixed development that occupies the entire block with its main
primary presentations to Gerrale Street and Cronulla Park. The southern and northern side at ground level is used essentially for services deliveries and parking.

Recently there have been several residential properties that have developed under SSLEP 2015 such as:

- Residential | Drift Apartments 10 Gerrale Street Cronulla
- Mix Development | Breeze Apartments 21-25 Street Cronulla

There are several projects currently under construction being

- Mix Development | Banc 68 Cronulla Street Cronulla
- Residential | Tara Maree 20 Gerrale Street Cronulla
- Residential | Pinnacle 10 MacDonald St Cronulla
- Mix Deveop’t | Residential Apartments 47-57 Gerrale St Cronulla

The above properties form part of the “new” Cronulla with its modern architectural aesthetic that has benefited from principles of SEPP 65 and the Apartment Design Guidelines. These new modern apartments are attracting a discerning and growing market of people who are seeking a coastal lifestyle with all the facilities that Cronulla has to offer with the comforts, space, privacy and sun, a place they can live and call home.

The proposed residential development has similar modern architectural style and planning principles to these new residential buildings. The proposed building will relate appropriately to the new context as the proposal incorporates similar design elements and definitely has architectural merit.

The simple building language and material choices provide a comfortably modern and understated visual outcome that relates and sits well with the existing context and neighbourhood character and is a building that will stand the test of time.

2.1.2 Design Quality Principle 2

**Built Form & Scale**

Good design achieves a scale, bulk & height appropriate to the existing or desired future character of the street and surrounding area.

Good design also achieves an appropriate built form for the site and the building’s purpose in terms of building alignment, 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.

**Statement Of Compliance**

The proposed building has a simple and well-organised building form, which sits comfortably within the Cecil Monroe, Ozone and Ocean Grove street frontages.

The built form and scale of the proposed development is appropriate for the immediate area of Ozone Street and Cecil Monroe Avenue and the existing buildings along the ridge of Gerrale Street. The streetscape presentation satisfies the objectives and is compliant with of the relevant planning controls and sits comfortably with the neighbouring building Cecil.
Apartments. The proposed building will also fit comfortably with the changing skyline of the Cronulla CBD as a result of the adoption of the SSLEP 2015.

The proposed built form defines the public domain along all three street frontages with a graceful curved footprint that sits on a landscaped base and is clearly defined with a two storey base that sits below the six typical levels all being crowned with the elliptical form of the two penthouses.

The building form at the ground plane creates an appealing & simple streetscape gently acknowledging Ozone street whilst linking both Cecil Monroe Avenue & Ocean Grove Road with a continuous soft curved open form façade. The building has been rotated slightly to the north to take advantage of the ocean and beach views to the north.

The curvilinear form will capture the change of light throughout the day, maximising sunlight access to the large balconies and apartment interiors. The continuous balcony and simple glazing fenestration will minimize the proposed buildings perceived bulk and scale.

The large curved balconies turn at both street corners gently wrapping the building further softening the impact of the proposed nine-storey building. The result is a continuous “non threatening street edge” with a soft and appealing build form and scale.

2.1.3 Design Quality Principle 3

Density

Good design has 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, and community facilities and the environment.

Statement Of Compliance

The propose development density corresponds with the floor space ration permitted under the SSC LEP 2015 which is appropriate for the site, the existing context and future character of Cronulla.

The allowable FSR is 3:1 which generates a maximum allowable gross floor area of 4767 sqm

The apartment sizes are generous as the development caters to a market with demands for generous high-end apartments with proximity to natures treasures, public transport, retail needs, community facilities and business. The GFA has been arranged to maximise the sense of space, natural light, cross ventilation and privacy.

The proposal offers 30 spacious apartments with a simple open plan, adequate storage, large private open space, with excellent visual access to extensive ocean views in a prime location. Each apartment has been provided with two secure basement parking spaces and storage.
2.1.4 Design Quality Principle 4

**Sustainability**

Good design combines positive environmental, social and economic outcomes. Good sustainability design includes use of natural cross ventilation & sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing the reliance on technology and operational costs.

Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for ground water recharge and vegetation

**Statement Of Compliance**

The proposal aims to promote a high standard of environmental performance incorporating the use of ecologically sustainable development principles including:
- Designing the orientation of layout of apartments to maximise access to natural light, natural cross ventilation and aspect
- Use of naturally light and ventilated lift/entrance lobbies
- Use of construction materials that is conducive to thermal mass such concrete slabs.
- Landscape spaces laid out for maximum solar access, natural ventilation, water and planting management.
- Selective use of sun screening devises as required to minimise use of high energy consumption cooling systems
- Waste minimisation and recycling
- Energy saving appliances and lighting
- Central gas hot water system

2.1.5 Design Quality Principle 5

**Landscape**

Good design recognises that together landscape and building operate as an integrated and sustainable system, resulting in an 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 developments environmental performance by retaining positive natural features, which contribute to the local context, coordinating water and soil management, solar access, microclimate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbors’ amenity, provides for practical establishment and long-term management.

**Statement Of Compliance**

The extent of deep soil planting is directly related to the design of the basement and the configuration and topography of the site.

Council’s controls are silent on any landscaping requirements within the B3 Zone however the ADG guidelines recommends 10% of the site area as deep soil on sites with an area of 650-1500 sqm and 15% for sites with an area above 1500 sqm.
The ADG acknowledges that the percentages of deep soil planting may not be possible on some sites such as buildings in business zones but states that acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.

As the proposed building is over 25 metres in height the servicing needs particularly for essential services are intense requiring a number of fresh air ducts for stair pressurisation and fire hydrant/sprinkler/domestic water pump rooms in addition to large water storage tanks, on-site detention tanks, main switch room, and car park mechanical ventilation etc. all of which are accommodated within the basement.

With the number of apartments and the available power within the immediate area an electrical substation will be required. The proposed substation has been located on the north western corner of the site accessed from Ocean Grove Road. The “kiosk” type substation will also occupy the area directly below in basement B1. Subject to the service provider the substation maybe sized to allow for amplification to accommodate the electrical needs for the future development of the adjoining properties 14-16 & 18 Gerrale Street.

Balancing the vehicle accommodation/circulation, extensive service requirements and structure required to support the proposed nine storey complex within the confines of the irregular site has been challenging, resulting in the basement occupying almost 100% of the site excluding 54 sqm (3% of the site area) located on the north eastern corner of the site which has assigned as deep soil planting.

The proposed deep soil planting is located where the building has been slightly rotated to the north providing an open space on the north-eastern corner of the site. This open space area is intended to provide visual connection with the Norfolk Island trees on the northern side of Ocean Grove Road. This open space will form part of the communal open space for the project. This space is accessible from the street and is intended to facilitate social interaction with the Ozone Street community around and under the canopy of a wide spreading tree. It should be noted that the existing unfenced front garden reflects a flow of space as proposed.

The building will have a continuous hedge extending around the three street frontages to provide privacy and security for the ground floor apartments. The hedge will be contained within a neutral colour subtly textured stone-faced concrete planter visually enhancing the base of the building.

A palm grove/courtyard is proposed at the rear of the building. This will be flanked with clumping bamboo to soften the western boundary interface. The palm grove canopy will reduce the verticality of the space and provide white noise in tune with the summer breeze. This recreational area provides the balance of communal open space and will be equipped with BBQ facilities fixed tables and chairs, surf board storage, bicycle racks and beach shower. A perfect place to catch up with friends after a walk, cycle or surf.

The two communal open spaces equate to 22% of the site area and both areas will receive in excess of 2 hours of sun during mid winter.

The roof terrace has 41sqm of landscaping within a 600mm concrete planters and are intended to provide a soften visual barrier between the two individual roof terraces.

There is 342.41 sqm alternative forms of planting on structure which represents 21% of the site area.
2.1.6 Design Quality Principle 6

Amenity

*Good design positively influences internal & external amenity for the 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.*

**Statement Of Compliance**

The proposal development address the amenity and livability by:
- The development has good vehicle access with lock-up garaging and storage within a secure three level basement.
- The development has good safe and accessible pedestrian entrances from the Ozone Street and the Ocean Grove Road frontages.
- The proposal is within easy walking distance from Cronulla CBD and Cronulla Station and the bus interchange linking residents to the greater Sydney region.
- The proposal has privacy landscape buffers with a continuous hedge around the building.
- The proposal uses opaque glass fins as privacy screens to satisfy the building separation between neighbouring buildings to the west.
- The ground floor apartments are mostly elevated above the public domain.
- All apartments have passive surveillance over the street frontages.
- All apartments have good solar access.
- Natural cross-ventilation to all apartments with window openings positioned to catch breezes from the dominant summer wind directions.
- The proposal has provision of accessible well designed & sized waste and recycling facilities.
- There is the provision for 6 post adapted apartments.
- All apartments have been designed with large living and dining areas opening onto generous balconies which enjoy exceptional ocean views and outlook.
- Main bedrooms that have been designed to accommodate a king size bed and the
remainder of the bedrooms can accommodate a queen size or two single beds all with
generous wardrobes/storage space

- An area representing 22% of the site has been provided for common open space has
  been provided on the ground floor with appropriate landscaping, casual seating, BBQ
  and storage facilities.

2.1.7 Design Quality 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.

The principles of Crime Prevention through Environmental, Design include the consideration of Natural Surveillance, Natural Access Control and Natural Territorial Reinforcement as demonstrated below:

Surveillance - The development embodies good levels of casual surveillance from within the building and from the street. The proposed building and landscaping design do not create an concealment areas.

Access - The main ground level entry will be secured and fitted with an audio/visual intercom for visitors. The entry to the building lobby is fully glazed, maximizing the potential for casual surveillance. Access to the basement is by a secured garage door, which again is fitted with an audio/visual intercom entry system for visitors. Access from secured garages is available to all units above. The lifts will be restricted to resident use only by coded key cards. Access from the side and rear boundaries is restricted by fencing and secured gates. Direct street access is provided to the units on the ground where possible to maximize passive surveillance. Generally, the proposed layout provides a high level of privacy and security. Adequate lighting to be provided for the lobby, car parks and communal open spaces, details will be submitted with the CC documents.

Territorial Reinforcement: The proposed development and its presentation to the street make it clearly identifiable by the public. The proposed development is considered to represent a satisfactory outcome in terms of security and crime prevention.

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.

Statement Of Compliance

The residential development has been designed with attention to occupant safety by incorporating the following:

- The main pedestrian entry is well located in high activity and visibility areas.
- Passive surveillance is available from all the apartments.
- The Entry and Lift lobbies are adequately sized and well lit and accessible.
- All apartments have lock-up garaging within a secure three level basement garage.
- Access to common open space at the rear of the building will be restricted to residents and their visitors.
- Visitors will be granted access through an audio/visual intercom.
- All external areas will be well lit with clear line of sight from active frontages.
- Basements and all access points will have CCTV surveillance.
Crime prevention through environmental design (CPTED) is a strategy that focuses on planning and structure of our cities and neighborhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (offender, victim, target, opportunity) from intersecting in time and space. Predatory offenders often make a cost-benefits assessment of potential victims and locations before committing crime. CPTED measures aim to create the reality that the cost of committing the crime is greater than any likely benefits. The four key strategies CPTED which have been adopted for the project are

**Territorial Re-enforcement**
Community ownership of public and private spaces provide positive signal out to the community. Places that feel owned and cared for are likely to be used, enjoyed and revisited. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime such that criminals rarely commit crime in areas where the risk of detection and challenge maybe high.

**Surveillance**
People feel safe in areas when they can be seen and interact with others, particularly people connected to that space. Natural surveillance will be achieved along the entire Ozone Street frontage due to the extent of balconies that passively overlook the street.

**Access Control**
Access control treatments restrict, channel and encourage people and vehicles into and out of the areas and buildings. Efficient access control has been provided along the Ozone Street façade and main building entry with clear unimpeded visual access and where good lighting will be provided. In addition all apartments overlook Ozone Street and the main pedestrian building entry.

**Space/Activity Management**
Space/Activity Management strategies are an important way to develop and maintain natural community control. All space need to be effectively used and maintained to maximise community safety.

**2.1.8 Design Quality Principle 8**

**Housing Diversity & Social Interaction**
Good design achieves a mix of apartment sizes, providing housing choices for different demographics, living needs and household budgets.

Well-designed apartments 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 space for a broad range of people, providing opportunities for social interaction amongst residents.
Statement Of Compliance

The proposed residential development is situated within a very desirable and highly sought after beach side location with exceptional scenic opportunities. The design and apartment mix has been tailored to the needs of a specific Cronulla residential market.

2.1.9 Design Quality 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 a well-designed apartment development responds to the existing or future local context particularly desirable elements and repetitions of the streetscape.

Statement Of Compliance

The proposed building composition and finishes will comprise natural materials where maintenance and cleaning can be undertaken with relative ease. Other finishes will exhibit long lasting with limited maintenance characteristics.

The coordinated palette of natural finishes combined with a well balanced form reflects a simple and clean composition resulting in a comfortably modern architectural aesthetic with timeless appeal.

The extensive use of natural finishes reflect the seaside position. The external finishes will complement the internal finishes such as natural stone &/or timber floors with flat painted plasterboard ceilings.

Lighting within and around the apartments will comprise of energy efficient LED lights. In the main living areas a variety of lighting choices will be provided to allow the users to create the evening aesthetics to suit their personal requirements.

In all cases the lighting design will reinforce the natural beauty of the space and room finishes.

18
3.0 Apartment Design Guide

3.1 Tools for improving the design of residential apartment developments

The Apartment Design Guide (ADG) is a resource to improve the planning and design of residential apartment developments in NSW and is used in conjunction with the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP^%) which sets out the NSW Government’s policy direction for residential apartments developments in NSW.

3.1.1 Building Configuration

Total Number of Apartments

<table>
<thead>
<tr>
<th>FLOOR PLAN TYPE</th>
<th>TOTAL NUMBER OF APARTMENTS</th>
<th>1 BED + MEDIA ROOM</th>
<th>2 BED</th>
<th>2 BED + MEDIA ROOM</th>
<th>3 BED</th>
<th>3 BED + MEDIA ROOM</th>
<th>ROOF TERRACE + POOL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 8</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>802, 801, 802</td>
</tr>
<tr>
<td>Level 7</td>
<td>3</td>
<td></td>
<td>701</td>
<td>702</td>
<td>703</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level 6</td>
<td>3</td>
<td></td>
<td>601</td>
<td>602</td>
<td>603</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level 5</td>
<td>3</td>
<td></td>
<td>501</td>
<td>502</td>
<td>503</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level 4</td>
<td>3</td>
<td></td>
<td>401</td>
<td>402</td>
<td>403</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level 3</td>
<td>4</td>
<td>301</td>
<td>302, 303</td>
<td></td>
<td></td>
<td></td>
<td>304</td>
</tr>
<tr>
<td>Level 2</td>
<td>4</td>
<td>201</td>
<td>202, 203, 204</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level 1</td>
<td>4</td>
<td>101</td>
<td>102, 103, 104</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor</td>
<td>4</td>
<td>G01</td>
<td>G02, G03, G04</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basement B1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basement B2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basement B3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>30</strong></td>
<td><strong>4</strong></td>
<td><strong>11</strong></td>
<td><strong>4</strong></td>
<td><strong>6</strong></td>
<td><strong>5</strong></td>
<td></td>
</tr>
<tr>
<td>% approx..</td>
<td>13.3%</td>
<td>36.6%</td>
<td>13.3%</td>
<td>20%</td>
<td>16.6%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3.1.2 Primary Development Controls and Site Configuration

<table>
<thead>
<tr>
<th>ITEM</th>
<th>INTENT/OBJECTIVE</th>
<th>COMMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Context</td>
<td>Good design responds &amp; contributes to its context. Context is the key natural &amp;</td>
<td>Site analysis plans &amp; local context analysis is provided within the architectural drawings and discussed within the SEE. The proposal will sit comfortably with the recently constructed modern apartment buildings.</td>
</tr>
<tr>
<td></td>
<td>built features of an area. It also includes social, economic, health and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>environmental conditions. Consideration of local context is important for all</td>
<td></td>
</tr>
<tr>
<td></td>
<td>sites, including sites in established areas and those undergoing change.</td>
<td></td>
</tr>
<tr>
<td>Apartment Building</td>
<td>Apartment development occurs in a variety of arrangements, configuration and types.</td>
<td>The proposal is considered a &quot;perimeter block&quot; type development</td>
</tr>
<tr>
<td>Types</td>
<td>The apartment building type used during strategic planning phase assist</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Determine the appropriate scale</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Communicate the desired character</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Assist in testing the envelope and development controls</td>
<td></td>
</tr>
</tbody>
</table>
### Local Character & Context
Understanding the context means understanding how the inter-relationships between the local area and the region will impact on the area.

Site analysis plans & local context analysis is provided within the architectural drawings and discussed within the SEE.

### Precinct & Individual Sites
An individual site in a single lot or an amalgamation of several lots that can be support individual or groups of RFBs

The size, shape and orientation of individual sites directly inform the possible building type and capacity.

Site analysis plans & local context analysis is provided within the architectural drawings and discussed within the SEE.

---

### PART 2 – DEVELOPING THE CONTROLS

#### Primary Controls
Primary development controls are the key planning tools used to manage the scale of the development so that it relates to the context and desired future character of an area and manages impacts upon the surrounding developments.

The proposal complies with the SSC LEP 2015 regarding GFA, Bldg Ht, Landscaping and Street Setbacks which are shown on architectural drawings and referred to within the SEE.

#### Building Envelopes
A building envelope is a three dimensional volume that defines the outermost part of a site that a building can occupy.

The proposal building sits within an acceptable building envelop as shown on architectural drawings.

#### Building Height
Building height helps shape the desired future character of a place relative to its setting and topography. Height controls are nominated within SSC LEP 2015

The proposal sits within the LEP 2015 height controls of 30 m reference to the existing ground level.

#### Floor Space Ratio
The FSR is the relationship of the GFA of a building relative to the total site area it is built on. The permissible FSR under the SSC LEP 2015 is 2:1

The proposal sits within the LEP 2015 FSR 3:1 which generates a total GFA of 4767.93 sqm.

#### Building Depth
Building depth is an important tool for determining the development capacity of a site. Correct bldg depth ensures that the bulk of the development relates to the scale of the future context and supports apartment layouts that meet the objectives, design criteria and design guidance of the ADG.

The proposed building does not exceed the 18m building depth guideline.

#### Building Separation
Building separation is the distance measured between building envelopes or buildings. Amenity is improved through establishing minimum distances between apartments.

Both the subject site and adjoining properties are narrow and would be difficult to develop with strict ADG compliance. The development relies on a rear boundary setback of 6 m for the most part. Visual privacy has been maintained with angled opaque glass fins on the rear setback. There are no clear glass operable windows that will directly overlook the adjoining properties.

#### Street Setbacks
Street Setbacks establish the alignment of buildings along the street frontage.

The site is located within a B3 Zone. The street front setbacks is undefined. The proposed street setbacks provide a comfortable building edge.
<table>
<thead>
<tr>
<th>Side &amp; Rear Setbacks</th>
<th>The side and rear setbacks govern the distance of a building from the side and rear boundaries and are generally related to the height of the building.</th>
<th>Refer Building Separation &amp; Street Setbacks above.</th>
</tr>
</thead>
</table>

**PART 3 – SITING THE DEVELOPMENT**

<table>
<thead>
<tr>
<th>Site Analysis</th>
<th>Site analysis is an important part of the design process and should be undertaken at the onset of the project to inform the design principles</th>
<th>Site analysis plan, survey plan and written analysis are provided in the SEE.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orientation</td>
<td>Orientation is the position of a building and its internal spaces in relation to its site, the street, the subdivision and neighbouring buildings. Building orientation influences the urban form of the street and directly affects residential amenity.</td>
<td>The orientation is in part derived by the site configuration and the access to the available views. The orientation maximise solar access to living spaces and balconies.</td>
</tr>
<tr>
<td>Public Domain Interface</td>
<td>The public domain interface is the transition area between the apartments, its private or communal space at the street and public domain.</td>
<td>The communal and private open spaces address all relevant requirements of the ADG with appropriate depth and landscaping treatment for a building within a business zone.</td>
</tr>
<tr>
<td>Communal &amp; Public Open Space</td>
<td>Communal open space is an important environmental resource that provides outdoor recreational opportunities for the residents, connection to the natural environment and valuable breathing space between apartment buildings.</td>
<td>The proposed development has a unique location. There are numerous parks and foreshore walks. Each apartment has large balconies and the cumulative area of COS areas available for social interaction is approximately 22% of the site area.</td>
</tr>
<tr>
<td>Deep Soil Zones</td>
<td>Deep soil zones are areas of soil not covered by buildings or structures within a development. DSP have important environmental benefits such as allowing filtration of rainwater into the water table, promoting healthy growth of large trees.</td>
<td>The proposal provides 3% of site area for DSP which is shown on architectural drawings and discussed within the SEE. Also refer Communal &amp; Public Open Space above</td>
</tr>
</tbody>
</table>
| Visual Privacy | Visual privacy allows residents within an apartment development and on adjoining properties to use their private open spaces without being overlooked. | Visual privacy has been addressed through:  
  • Adequate setbacks & opaque glass screening to light courts.  
  • Strategic room layouts and balcony locations to minimise overlooking.  
  • Ground floor apartments have hedge planting and other landscaping treatments for privacy |
| Pedestrian Access & Entries | Good pedestrian access delivers high quality, equitable and pleasant walking environments along the street, into the development and to the individual apartments. Pedestrian access and entries must be prioritized over vehicle access. | The building entrance have been designed to provide an appropriate, identifiable, secure, safe and accessible entry. Separate entries are provided for pedestrians and vehicles. Mailboxes are provided adjacent the main pedestrian entrance. |
Vehicle Access
The location, type and design of vehicle access points have significant impacts on the streetscape, the site layout and building façade design.

Vehicle Access
The vehicle access is via Cecil Monroe Ave. The entrance has a secure garage door with adequate queuing area and good sight lines when exiting.

Bicycle & Car Parking
Integrating car parking within apartment buildings has a significant impact upon site planning, landscaping and building design. The location, form and organization of parking is usually a balance of development feasibility, site constraints, local context, apartment type and regulatory car parking requirements.

All residential car parking spaces comply with SSC’s parking provisions and are carefully organized over three basement levels. There is adequate storage assigned to every garage space for bicycle parking. One accessible visitor space has been provided on basement B1 as well as two visitor spaces on basement B2 one of which will be equipped as a carwash bay, for 2 adaptable apartments. Three motor bike spaces and 6 bicycles located on basement B1. There are 4 additional bicycle spaces located within the rear communal space on the ground floor.

PART 4 – DESIGNING THE BUILDING
AMENITY

Solar & Daylight Access
Solar and daylight access are important for apartment buildings, reducing the reliance on artificial lighting and heating, improving energy efficiency and residential amenity through pleasant conditions to live and work.

The proposed development has been orientated to maximise solar access with 100% of the apartments receiving 2 hours of direct sun to their balconies and living spaces between 9:00am-3:00pm on 21 June.

Natural Ventilation
Natural ventilation is the movement of sufficient volumes of fresh air through the apartment to create a comfortable indoor environment. To achieve adequate natural ventilation apartment design must address the orientation of the building, the configuration of the apartments and the external building envelop.

The natural ventilation requirements have been achieved due to the multiple aspect of the corner apartments. The single aspect apartments will have a concealed fire rated horizontal duct at high level extending through the open lift lobby that discharges to the west. The fresh air ducts will be fitted with a motorized damper to control air circulation requirements.

Ceiling Heights
Ceiling height is the measure internally from finished floor level to finished ceiling level. The height of the ceiling contributes to amenity within the apartment and the perception of space. Ceiling height is directly linked to achieve sufficient natural ventilation and daylight access to habitable rooms.

Minimum floor to ceiling height of 2.7m is provided to the main living areas and habitable rooms.

Apartment Size & Layout
The layout of an apartment establishes the way rooms of different functions are arranged and located, the size of the rooms, the circulation between

The units in the development have been designed to:
Be an appropriate mix for the local market.
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Open Space &amp; Balconies</td>
<td>Private open spaces are outdoor spaces of the apartment, including balconies, courtyards and terraces which enhance the amenity and indoor/outdoor lifestyle of residents. Each unit has access to a generous balcony which are provided adjacent to the living areas in all units and designed as an extension of the living areas. The upper level balconies will have uninterrupted ocean views.</td>
</tr>
<tr>
<td>Common Circulation &amp; Spaces</td>
<td>All residents share common circulation &amp; spaces within a building communally. Common circulation provides the opportunity for casual social interaction amongst residents and can assist in social recognition. The proposed building has two separate pedestrian entrances. The main pedestrian entrance is off Ozone Street. This entrance is double height with direct and accessible access to two passenger lifts. The second pedestrian access is via Ocean Grove Road, an informal access leading to the rear communal open space where bicycle and board storage is provided also with a beach showering facilities and foot/pet wash. All lift lobbies above the podium have natural light and natural ventilation.</td>
</tr>
<tr>
<td>Storage</td>
<td>Adequate storage is an important component of amenity design. It is calculated by volume as opposed to floor area and should be provided proportionally to the size of the apartment. Studio apartments 6 m³, one bedroom apartments 8 m³, two bedroom apartments 10 m³. Storage has been provided in accordance with the ADG &amp; Council’s DCP Provisions within each apartments and the garage areas. The storage will be secure. Separate storage has been provided off the rear communal space for surf boards and other smaller beach equipment.</td>
</tr>
<tr>
<td>Acoustic Privacy</td>
<td>Acoustic privacy is about preventing sound transmission between external and internal spaces between apartments and communal areas and apartments and external spaces. The proposed development complies with the requirements of the BCA.</td>
</tr>
<tr>
<td>CONFIGURATION</td>
<td>Apartment mix refers to the percentage of apartments with different numbers of bedrooms in the development. The proposal has a diverse apartment mix. Refer to Section 3.1.1 Building Configuration above.</td>
</tr>
<tr>
<td>Ground Floor Apartments</td>
<td>Ground floor apartments offer the potential for at-grade landscaped private open spaces and direct access to the street.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Facades</td>
<td>The design of the façade contributes greatly to the visual interest of the building and the character of the local area.</td>
</tr>
<tr>
<td>Roof Design</td>
<td>The roof design is an important element in the overall composition and design of the building.</td>
</tr>
<tr>
<td>Landscape Design</td>
<td>Successful landscape design compliments the existing natural and cultural features of a site and contributes.</td>
</tr>
<tr>
<td>Planting on Structures</td>
<td>Planting on structures is where plants are on top of built structures such as basement car parks, podium, roofs and walls. Planting on structures can provide amenity, improve air quality and micro-climate and reduce direct energy use and stormwater runoff.</td>
</tr>
<tr>
<td>Universal Design</td>
<td>Universal design is an international design philosophy that enables people to continue living in the same home by ensuring that apartments are able to change with the needs of the occupants. Universally designed apartments are safer and easier to enter, move around and live in.</td>
</tr>
</tbody>
</table>
### Awning & Signage

Awnings are prominent streetscape elements requiring considerable design attention. Signage is also an important consideration in the design of apartment buildings located in mixed use areas and should be integrated within the awning or street wall without obscuring or dominating important views.

The project name signage will be located at ground adjacent to the main pedestrian entrance. Statutory signage will be provided in accordance with the BCA provisions.

### PERFORMANCE

<table>
<thead>
<tr>
<th>Energy Efficiency</th>
<th>Passive environmental and energy efficient design is about the ability of an apartment to manage thermal performance (thermal comfort) and daylight access providing increased amenity to the occupants and reducing energy costs.</th>
<th>The BASIX assessment and Design Statement demonstrate that the proposed residential units have been designed for optimal energy efficiency. Both have been submitted with the DA.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Management &amp; Conservation</td>
<td>Water sensitive urban design is the integrated management of water in urban areas. Best practice water management considers water measures at all stages of the project.</td>
<td>A BASIX assessment has been undertaken and form part of the DA documentation. This statement confirms that the proposed development complies with the requirements of BASIX. Low energy fixtures and fittings will be implemented. Native and drought tolerant vegetation have been incorporated into the Landscape Plan.</td>
</tr>
<tr>
<td>Waste Management</td>
<td>The minimization and effective management of domestic waste from the apartments contributes to the visual and physical amenity of the building as well as limiting potentially harmful impacts on the environment.</td>
<td>The proposed building will contain a waste chute on all floor that discharges to a waste Room. Recycling containers will be supplied to each apartment. A Waste Management Plan prepared by EC Sustainable forms part of the DA documentation. An on-site temporary holding area for waste bins has been provided.</td>
</tr>
<tr>
<td>Building Maintenance</td>
<td>Careful design and material selection can reduce the long-term maintenance obligations of apartment. In addition effective maintenance of the development ensures longevity of buildings, sustaining the value of the property and reducing the life-cycle costs to owners.</td>
<td>Maintenance has been addressed as follows: The roof is accessible for maintenance only with the provision of service ladders to comply with Australian Standards and OH&amp;S. Materials will be durable and cleanable. Landscape elements are appropriate for the site condition, with the selection of hardy, low maintenance plantings and hardscape.</td>
</tr>
</tbody>
</table>