

Architect's Design Verification

COMPLIANCE WITH SEPP 65 DESIGN QUALITY PRINCIPLES & RESIDENTIAL FLAT DESIGN CODE

**PROJECT:
19 Fegen Street Huskisson**

Submitted as part of Development Application
to Shoalhaven City Council July 2008

 **HB ARCHITECTS**

prepared by:
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INTRODUCTION

The State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development is an environmental planning instrument under the Environmental Planning and Assessment Act 1979, gazetted 26 July 2002.

This report has been prepared to show evidence of compliance to the SEPP 65 Policy and that the proposal is within the intent and parameters of the Residential Flat Design Code guidelines for improved design outcomes.

DESIGN QUALITY PRINCIPLES

PRINCIPLE	EVALUATION	CONSISTENCY
Principle 1: Context		
<p><i>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</i></p> <p><i>Responding to context involves identifying the desirable elements of a location's current character or, in this case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</i></p>	<p><i>The design is based on a thorough site and context analysis, which identifies the key natural and built features of the urban environment within the Huskisson local precinct. The design has also incorporated the recommendations made by Council's development advisory units at pre-DA stage meeting 30th April '08 and 25th April '08.</i></p> <p><i>The analysis reveals a considerable diversity of building heights in the locality, which range from 1 (existing) to 3 storeys, as well as 4 storeys (newly approved development at 1A Beach St). The proposal at 19 Fegen St is for a 3 storey and is diagonally across from 1A Beach St .</i></p> <p><i>The proposal reinforces the desirable attributes of the built form of</i></p>	<p>✓</p>

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	<p><i>the future character of the town of Huskisson as detailed in DCP 54</i></p> <p><i>Huskisson Town Centre, assisting it in maintaining it's role as the "Gateway to Jervis Bay". It also helps establish the need for more Tourist based facilities as defined in DCP 99, specifically it states "an establishment for providing holiday accommodation or recreation".</i></p> <p><i>The proposed development application is steered by architectural guidelines which have been prepared for the site to minimise the impact of the development on the town setting and surrounding environs.</i></p> <p><i>The proposed development at 19 Fegen St, is a development of high quality, one with good aesthetics and urban design principles, which seeks to compliment the surrounding natural environment, as well as the beachside amenity of its local precinct.</i></p> <p><i>The proposal does not seek to dominate the streetscape. It seeks to upgrade the site but at the same time blend within its local environment in a positive way, adding a level of design standard for future residential buildings.</i></p>	
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PRINCIPLE	EVALUATION	CONSISTENCY
PRINCIPLE 2: Scale		
<p><i>Good design provides an appropriate scale in terms of the bulk and height that suites the scale of the street and the surrounding buildings.</i></p> <p><i>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed a bulk and height needs to achieve the scale identified for the desired future character of the area.</i></p>	<p><i>The scale, bulk, siting and street wall height is consistent with numerous existing buildings in the local precinct.</i></p> <p><i>There are significant changes in the building height of the proposed building in order to break down the overall building scale. The building has stepped walls in all orientation planes which also assist to achieve this breakdown of mass. Additionally, the third floor (top) is set far back enough from the street, about 11.3 metres, which has less impact towards the street than a building with a large second floor attic type roof (as DCP 99 guidelines). A large attic type roof will no doubt have more bulk impact toward the street than this proposed stepped back and out of the way upper floor level. The proposal creates a lesser visual impact, one which will not appear as intrusive to the streetscape.</i></p> <p><i>It has a flat unobtrusive roof which is considered appropriate, non overpowering and complimentary to the design and aesthetic appeal of this development.</i></p> <p><i>The external geometry of the building compliments the simplicity of its planning, and at the same time introducing a play-on-play of volumes and lines which assist in breaking down its mass and scale. It's this articulation of structure which transpires into a visually interesting and well balance building form and, in turn, facade. The façade is fragmented vertically as well as horizontally,</i></p>	<p>✓</p>

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	<p><i>in way of step-backs and step-ups within its overall form, as well as introducing deep large terracing to assist the eye in creating punched out areas of bulk and scale.</i></p> <p><i>Equitable view sharing, access to sunlight/natural ventilation, visual privacy and outlook are adequately provided.</i></p>	
PRINCIPLE	EVALUATION	CONSISTENCY
PRINCIPLE 3: Built Form		
<p><i>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</i></p> <p><i>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.</i></p>	<p><i>The building provides an appropriate definition of the streetscape and introduces scale and form consistent with the built form in the locality. The building's proposed scale is quite broken down and is considered non intrusive to the human scale, the streetscape, and to the local context.</i></p> <p><i>The development responds to the future character of Huskisson as outlined in DCP 54 Huskisson Town Centre, and its existing built context. It provides desirable definition of the street space and will enhance the vista along Fegen Street, while at the same time compliments the beachside and picturesque environments of this unique locality.</i></p> <p><i>Visual screening is also provided as a means of defining views and vistas from the terraces at all levels. In addition, balconies the face side neighbours are limited and are of solid wall balustrading.</i></p>	✓

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	<i>Balconies facing the front have transparent balustrading as to make the building appear “weightless”, and to connect with the streetscape, views and vistas.</i>	
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PRINCIPLE	EVALUATION	CONSISTENCY
PRINCIPLE 4: Density		
<p><i>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</i></p> <p><i>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</i></p>	<p><i>The development’s density conforms to the building envelope for the site and surrounding developments.</i></p> <p><i>The development will contribute to efficient utilisation of existing physical and social infrastructure without adverse environmental impacts.</i></p> <p><i>The proposal has only five units with off-street parking by way of internal undercover garaging for a total of 9 cars.</i></p> <p><i>Although highly articulate in form, the building remains modest in its proportions and overall building height, and at the same time helps to provide a strong contextual presence within the site and the street. It strives to contribute towards the local tourist and seaside character of Huskisson in a positive way.</i></p>	<p>✓</p>

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PRINCIPLE	EVALUATION	CONSISTENCY
PRINCIPLE 5: Resource, Energy and Water Efficiency		
<p><i>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</i></p> <p><i>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</i></p>	<p><i>The development will incorporate energy efficient design and likely construction elements which include:</i></p> <ul style="list-style-type: none"> • <i>Light-weight Masonry construction of high thermal mass and high in energy efficiency; Specifically, the material, AlphaLite™ by Brick and Block Company, is a masonry unit which exhibits a high thermal insulating capacity and reduces heating and air-conditioning needs.</i> • <i>Efficient insulation;</i> • <i>Passive solar design;</i> • <i>It will incorporate water efficient devices throughout, and</i> • <i>Compliance with BASIX certification.</i> 	<p>✓</p>

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PRINCIPLE	EVALUATION	CONSISTENCY
PRINCIPLE 6: Landscape		
<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</i></p> <p><i>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</i></p> <p><i>Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity and provide for practical establishments and long term management.</i></p>	<p><i>The building's form and site coverage responds to the medium-density urban context of Huskisson and the immediate surrounding area.</i></p> <p><i>The urban context and character provides for suitable landscape in the form of landscaped beds and deep soil planting wherever possible.</i></p> <p><i>Mature tall trees are found immediately across from the proposed development site, lining the footpath as well as the chainwire fencing of the Caravan Park property. Despite this unsightly chainwire fencing which runs along the entire stretch of the street, interaction between the residential buildings and the natural environment exists and is a characteristic of Fegen Street as a "tree lined street". This picturesque environment which is a major characteristic throughout the surrounding neighbouring Huskisson locality is sought to be retained, complimented and enhanced by this development.</i></p> <p><i>Please refer to Concept Landscape Plan. Details are provided as part of this Development Application.</i></p>	<p>✓</p>

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PRINCIPLE	EVALUATION	CONSISTENCY
PRINCIPLE 7: Amenity		
<p><i>Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</i></p>	<p><i>Spatial separation of the buildings in the envelope is consistent with the Residential Flat Design Code, Council's DCPs and urban planning principles. All units comply with BCA standards concerning accessibility.</i></p> <p><i>All living rooms have access to sunlight, have natural ventilation, visual (privacy screening provided) and acoustic privacy. The layouts are contemporary open plan, efficient in their planning and all rooms are of appropriate sizing. All units have storage either within the units and/or within their respective garages. The one bedroom units on the ground floor allow for ease of access for all age groups as well as tourist accommodation.</i></p>	✓

PRINCIPLE	EVALUATION	CONSISTENCY
PRINCIPLE 8: Safety and Security		
<p><i>Good design optimises safety and security, both internal to the development and for the public domain. This achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity</i></p>	<p><i>The orientation of the site and building envelope ensures a high level of passive surveillance of the street. All units are facing Fegen Street and will have good surveillance of the street. The development provides clear definition between public and private spaces and enhances the street level activity.</i></p> <p><i>The north main entrance is detailed in a prominent way as to allow</i></p>	✓

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<p><i>on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities and clear definition between public and private space.</i></p>	<p><i>clear and safe definition of entry zones to the upper level units. Both ground floor units have their own separate unit entry and private open spaces.</i></p>	
PRINCIPLE	EVALUATION	CONSISTENCY
<p>PRINCIPLE 9: Social Dimensions</p>		
<p><i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.</i></p> <p><i>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood in the case of precincts undergoing transitions provided for the desired future community.</i></p>	<p><i>The unit mix in the proposed development is appropriate to the neighbourhood and desired future urban character of Huskisson.</i></p> <p><i>The unit mix is based on market demands to ensure that the housing needs are most appropriately served. This provides a direct and positive response to community identified needs, responding directly to housing affordability within the local larger area.</i></p> <p><i>It also assists in directly responding to the DCP 99, in providing tourist based facilities i.e. holiday accommodation or recreation.</i></p> <p><i>The proposal consists of:</i></p> <ul style="list-style-type: none"> <i>- 2 x one bedroom suites on the ground floor, set up for tourist accommodation</i> <i>- 2 x three bedroom apartments on the first floor</i> <i>- 1 x 4 bedroom apartment on the second floor</i> 	<p style="text-align: center;">✓</p>

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	<p><i>On the ground floor there is also a holiday communal shower/toilet facility. It's accessible via its own door located near the main entrance. This is provided for the use of all occupants of the property and promotes assists with maintaining a unique lifestyle of living near the beach.</i></p>	
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PRINCIPLE	EVALUATION	CONSISTENCY
PRINCIPLE 10: Aesthetics		
<p><i>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</i></p>	<p><i>Building elements, textures and colours will reflect the internal use and surrounding urban environment. Building aesthetics contributes to the desired future character of the area as do the materials used throughout the development.</i></p> <p><i>The building's overall architectural expression relies solely on the articulation of building elements such as areas of large fenestration, glass front balustrades, solid side balustrades, rendered walls, parapets, framed and covered outdoor terraces etc, all contributing to the breakdown of any bulk and scale within its structure.</i></p> <p><i>Furthermore, through carefully positioned fenestration and minimisation of long blank walls, the development provides for a better balanced building outcome, and together with the building's proportions, choice of colour and high level of materials/ finishes, creates the utmost level of building design. Balconies, parapets and fin walls are incorporated into the development as a means to</i></p>	<p>✓</p>

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	<p><i>introduce visual interest and articulated features.</i></p> <p><i>Additionally, the human scale component is evident in all aspects of its design. Although highly articulate in form, the building remains modest in its proportions and overall building height, and at the same time helps to provide a strong contextual presence within the site. It strives to contribute towards the local tourist and seaside character of Huskisson in a positive way.</i></p>	
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SEPP 65 CODE REQUIREMENT	COMMENT
PART 01 – LOCAL CONTEXT	
Building Depth	
<p><i>In general an apartment building of a maximum depth of 18 metres is appropriate.</i></p> <p><i>Development that propose wider than 18 metres must demonstrate how satisfactory daylight and natural ventilation are to be achieved.</i></p>	<p><i>Generally complies.</i></p> <p><i>The building envelope has acceptable proportions within its context. It will not appear excessively bulky or out of sale.</i></p> <p><i>The envelope has also been designed to allow for maximum opportunities for natural light, solar access and natural ventilation. The proposed apartments are:</i></p> <ul style="list-style-type: none"> <i>- planned to have minimum number of common walls, thereby creating bigger opportunities for improved natural ventilation</i> <i>- all window areas especially in living rooms are quite large. floor to ceiling and the entire width of the apartments. Natural light and solar access is not compromised</i>

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Building Separation	
<p><u>5 to 8 stories</u></p> <ul style="list-style-type: none"> • 18m between habitable rooms/balconies • 13m between habitable/balconies & non habitable • 9m between non habitable <p><u>9 stories & above</u></p> <ul style="list-style-type: none"> • 24m between habitable rooms/balconies • 18m between habitable/balconies & non habitable • 12m between non habitable 	<p><i>Not applicable.</i></p> <p><i>The proposal contains a single building on the site and its only 3 storey. In addition, all living rooms are facing the front i.e. to the street</i></p>

SEPP 65 CODE REQUIREMENT	COMMENT
PART 02 – SITE DESIGN	
Site Analysis	
<p><i>A detailed site analysis is to accompany development proposals.</i></p>	<p><i>Complies.</i></p> <p><i>A detailed site analysis drawing is included in package.</i></p>

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Deep Soil Zones	
<i>A minimum of 25% of the open space area shall be deep soil zones. Exemptions may be made in urban areas where sites are built out and there is no capacity for water infiltration.</i>	Complies. <i>The site is located in a medium density urban area. Wherever possible opportunities are explored for water infiltration and for deep soil zones. Please refer to Concept Landscape plan.</i>
Fences and Walls	
<i>Fences and walls should be designed to define the boundaries between the development, provide privacy and security and contribute positively to the public domain.</i>	Complies. <i>Fences and walls are designed to define the boundaries between the development, provide privacy and security and contribute positively to the public domain.</i> <i>Visual screening is also provided as a means of defining views and vistas from the terraces at all levels. In addition, balconies the face side neighbours are limited and are of solid wall balustrading. Balconies facing the front have transparent balustrading to connect with the streetscape, views and vistas.</i> <i>All units are facing Fegen Street and will have good surveillance of the street. The development provides clear definition between public and private spaces and enhances the street level activity.</i>

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<p>Landscape Design</p>	
<p><i>A landscape design should:</i></p> <ul style="list-style-type: none"> • <i>improve the amenity of open space</i> • <i>contribute to the streetscape character</i> • <i>improve the energy efficiency and solar efficiency of the public domain</i> • <i>contribute to the sites characteristics</i> • <i>contribute to water and stormwater efficiency</i> • <i>provide a sufficient depth of soil for planting</i> • <i>minimise maintenance</i> 	<p>Complies.</p> <p><i>The site is considered to contain adequate opportunities for landscaped areas, which will</i></p> <ul style="list-style-type: none"> - <i>improve the amenity of open space</i> - <i>contribute to the streetscape character: new trees, front foliage and planter boxes align the footpath thus softening the building line</i> - <i>improve the energy efficiency and solar efficiency of the public domain</i> - <i>contribute to the sites characteristics; wherever possible, landscaping has been provided to all apartments and common areas</i> - <i>contribute to water and stormwater efficiency</i> - <i>provide a sufficient depth of soil for planting</i> - <i>minimise maintenance</i> <p><i>This will be detailed in the Concept Landscape Plan included as part of this Development Application.</i></p>

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Open Space Configuration	
<p><i>Area of open space should generally be between 25 – 30% of the site.</i></p> <p><i>Where developments are unable to achieve this, they must demonstrate that the residential amenity is provided in the form of increased private open space.</i></p> <p><i>Minimum area of private open space at ground level shall be 25m².</i></p>	<p>Complies.</p> <p><i>Area of open space is provided at ground level a minimum of 25m².</i></p> <p><i>Each apartment has its own private open space. The first floor apartments have 2 large private open spaces each. The second floor apartment has very large private open spaces. The main private open spaces to each apartment are protected by overhead roof.</i></p>
Orientation	
<p><i>In order to achieve better design practise:</i></p> <ul style="list-style-type: none"> • <i>Plan the site to optimise solar access</i> • <i>Select building types or layouts that respond to the streetscape by optimising solar access</i> • <i>Optimise solar access to living spaces</i> • <i>Detail building elements to modify environmental considerations</i> 	<p>Complies.</p> <p><i>The building envelope has been designed and sited so as to maximise solar access and natural ventilation opportunities.</i></p> <p><i>All living rooms have access to natural sunlight.</i></p>

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Planting on Structures	
<i>In terms of soil provision there is no minimum standard that can be applied to all situations as the requirements vary with the size of plants and trees at maturity.</i>	<p>Complies.</p> <p><i>This part of the RFDC contains details on suitable planting in a development. It refers to trees, shrubs and lawns.</i></p> <p><i>As stated above, opportunities exist for landscaping throughout the site and these have been explored as much as physically possible for the site. Landscaping would consist of new trees, garden beds, courtyards, lawns, soft landscaping, and paving. Details are provided on Concept Landscape Plan.</i></p>
Safety	
<i>Carry out a formal crime risk assessment for residential development of more than 20 dwellings.</i>	<p>Not applicable.</p> <p><i>However safety issues have been incorporated throughout this development from entry points, street surveillance, to garage levels and property fencing.</i></p>
Building Entry	
<p>Building entries should:</p> <ul style="list-style-type: none"> • <i>Create entries that provide a desirable residential amenity</i> • <i>Orientate the visitor</i> 	<p>Complies.</p> <p><i>The proposed main building entry is on the north elevation and is detailed in such a way that it is prominent and clearly visible from Fegen Street. The building will also have</i></p>

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<ul style="list-style-type: none"> • <i>Contribute positively to the streetscape or building façade design.</i> 	<p><i>appropriate security facilities. The ground floor apartments have their own secure separate entries into each apartment. Paths will be appropriately assigned and with signage displayed for visitor orientation.</i></p>
<p>Pedestrian Access</p>	
<p><i>Identify the access requirements from the street or car parking area to the apartment entrance.</i></p> <p><i>Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum.</i></p> <p><i>Provide barrier free access to at least 20 percent of dwellings in the development.</i></p>	<p><i>Complies.</i></p> <p><i>Direct and secure access is available from the ground floor car parking area. This area has secure internal access to all the apartments.</i></p> <p><i>Apartments are designed to incorporate all accessibility matters.</i></p>
<p>Vehicle Access</p>	
<p><i>Generally limit the width of driveways to a maximum of six metres.</i></p> <p><i>Locate vehicle entries away from main pedestrian entries and on secondary frontages.</i></p>	<p><i>Complies.</i></p> <p><i>The width of the driveway.</i></p> <p><i>The driveway to the development is limited to 3.85 metres and is set well away from all pedestrian entries and secondary frontages.</i></p>

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SEPP 65 CODE REQUIREMENT	COMMENT
PART 03 – BUILDING DESIGN	
Apartment Layout	
<p><i>Single-aspect apartments should be limited in depth to 8 metres from a window.</i></p> <p><i>The back of a kitchen should be no more than 8 metres from a window.</i></p> <p><i>The width of crossover or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.</i></p>	<p><i>Complies.</i></p> <p><i>Single-aspect apartments the two one bedroom suites on the ground floor. Both these are limited in depth to 7.35 metres from a window.</i></p> <p><i>The back of the kitchen in all apartments is less than 8 metres from a window.</i></p> <p><i>There are no apartments that are less than 4 metres in width. The ground floor apartments are 6.50 metres wide. All other units width range from 7 metres to 10 metres.</i></p> <p><i>As a result of this, the envelope has been designed to allow for maximum opportunities for natural light, solar access and natural ventilation.</i></p>
Balconies	
<p><i>Provide primary balconies for all apartments with a minimum depth of 2 metres.</i></p> <p><i>Developments which seek to vary from the minimum standards</i></p>	<p><i>Complies.</i></p> <p><i>The building envelope has been designed to provide larger than required balconies than the RFDC and Council's DCPs minimum</i></p>

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<p><i>must demonstrate that negative impacts from the context-noise, wind-can not be satisfactorily mitigated with design solutions.</i></p> <p><i>Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.</i></p>	<p><i>recommendations, i.e. the minimum is 3.0 metres (ground floor units) and range up to 4.7 metres width (top floor). Most terraces are protected by large overhead shading.</i></p>
<p>Ceiling Heights</p>	
<p><i>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.</i></p> <p><i>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).</i></p>	<p><i>Generally Complies.</i></p> <p><i>The garage and the ground floor apartments have a finished floor and finished ceiling height of 2.7 metres.</i></p> <p><i>The proposed development seeks to vary the 2.7 metres recommendation to a lower floor to ceiling height of 2.5 metres for the first and second floor apartments. The development can demonstrate that all apartments will receive satisfactory daylight as they are shallow open plan living area apartments with large amount of window area.</i></p>

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Ground Floor Apartments	
<p><i>Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.</i></p> <p><i>Provide ground floor apartments with access to private open space, preferably as a terrace or garden.</i></p>	<p>Complies.</p> <p><i>There are two units on the ground floor. Both these two units have their own separate entries. They also have direct access to private open space, as a terrace/ garden.</i></p>
Internal Circulation	
<p><i>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:</i></p> <ul style="list-style-type: none"> • <i>For adaptive reuse buildings;</i> • <i>Where developments can demonstrate the achievement of the desired streetscape character and entry response;</i> • <i>Where developments can demonstrate a high level of amenity for common lobbies, corridors and units (cross over, dual aspect apartments).</i> 	<p>Complies.</p> <p><i>The Development provides for 3 units at the main entry; this is for units above the ground floor. On the ground floor, these units have their own separate entry.</i></p>

**TABLE OF COMPLIANCE WITH SEPP 65 DESIGN QUALITY
PRINCIPLES AND RESIDENTIAL FLAT DESIGN CODE**

**PROJECT:
19 Fegen Street Huskisson**

Storage	
<p><i>In addition to kitchen cupboards and bedroom wardrobes, provided accessible storage facilities at the following rates:</i></p> <ul style="list-style-type: none"> • <i>Studio apartments: 6m³</i> • <i>One bedroom apartments: 6m³</i> • <i>Two bedroom apartments: 8m³</i> • <i>Three plus bedroom apartments: 10m³</i> 	<p>Complies.</p> <p><i>Storage facilities can be accommodated either within the units and/or in the ground floor car parking area to meet these requirements.</i></p>
Daylight Access	
<p><i>Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas a minimum of two hours may be acceptable.</i></p> <p><i>Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed. Developments which seek to vary from the maximum 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).</i></p>	<p>Complies.</p> <p><i>The built form is designed to maximise solar access to dwellings.</i></p> <p><i>Living rooms and private open spaces in at least 70% of apartments in this development receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter.</i></p> <p><i>There is no single aspect apartment facing south.</i></p> <p><i>There are no living rooms facing south.</i></p>

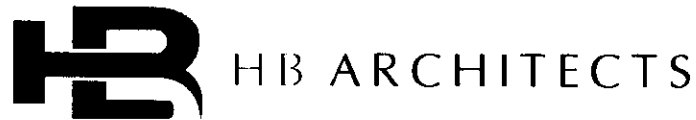
**TABLE OF COMPLIANCE WITH SEPP 65 DESIGN QUALITY
PRINCIPLES AND RESIDENTIAL FLAT DESIGN CODE**

**PROJECT:
19 Fegen Street Huskisson**

SEPP 65 CODE REQUIREMENT	COMMENT
Natural Ventilation	
<p><i>Building depths, which support natural ventilation typically, range from 10 to 18m.</i></p> <p><i>60% of residential units should be naturally cross ventilated.</i></p> <p><i>25% of kitchens within a development should have access to natural ventilation.</i></p>	<p><i>Consistent with objectives.</i></p> <p><i>The depth of ground floor apartments is 7.35 metres. The depth of first apartments is 13.55 metres. The depth of ground floor apartments is 14.75 metres.</i></p> <p><i>The building envelope has acceptable proportions within its context. It will not appear excessively bulky or out of sale. The envelope has also been designed to allow for maximum opportunities for natural light, solar access and natural ventilation.</i></p> <p><i>The following natural ventilation opportunities have been recognised and incorporated into the design in accordance with the RFDC guidelines:</i></p> <ul style="list-style-type: none"> <i>• The design seeks to maximise the provision of cross-flow ventilation to all apartments wherever possible.</i> <i>• On the ground floor the single aspect apartments within the development have relatively 'shallow' plans to facilitate penetration of useful air velocities throughout the apartment depth. Furthermore, open balconies with large sliding access doors and operable punch window sets allowing breeze paths to form inside the units. Together with the windows, internal breeze paths and useful air</i>

**TABLE OF COMPLIANCE WITH SEPP 65 DESIGN QUALITY
PRINCIPLES AND RESIDENTIAL FLAT DESIGN CODE****PROJECT:
19 Fegen Street Huskisson**

	<p><i>velocities are encouraged to penetrate the small depth of the apartments.</i></p> <ul style="list-style-type: none"><i>• The first and second floor apartments are all cross-ventilated. In addition, the site has an open exposure to prevailing southeast summer breezes and the position of the upper level apartment will benefit from higher breeze velocities. First floor level apartments will also receive some exposure to the northeast summer breezes. Both these floor apartments are cross-ventilated.</i><i>• With the availability of ample ventilation to the apartments, there will be reduced cooling needs and therefore no use for apartment air-conditioning systems, with a better overall project energy saving.</i>
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architecture · interior design · project management

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DEVELOPMENT APPLICATION STATEMENT OF ENVIRONMENTAL EFFECTS

*Proposed demolition of existing structures and
Construction of
Proposed Five Unit Development with
Tourist Accommodation
and
Strata Title Subdivision*

at

**No. 19 Fegen Street
Huskisson NSW 2540**

Submitted to
Shoalhaven City Council

July, 2008

RECEIVED
17 DEC 2008
COUNTER SERVICES

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APPENDICES

- Neighbour Letters of Support

1. INTRODUCTION

This report has been prepared by HB Architects in support of a Development Application (DA) to Shoalhaven City Council in respect of land at No. 19 Fegen Street, Huskisson NSW 2540. Pursuant to Shoalhaven City Council's Local Environmental Plan, the zoning of the property is 3(g) business and the proposed use is permissible with consent.

The DA seeks to approve the demolition of existing structures and the proposed construction of a New 3 storey residential flat development with tourist accommodation and carparking. The proposal intends to remain compatible with the established building forms in the immediate locality. It endeavors to comply with all the current requirements of Shoalhaven City Council's LEP, Council's Development Control Plan No. 99 - 'Huskisson Foreshore Business Development Zone 3(g) Duncan, Bowen, Fegen and Nowra Streets', and DCP No. 54 Huskisson Tourist Town Centre (Amend. 3 & 4 draft), and all other Council's relevant Development Control Plans and the applicable legislative framework. Framework includes the Environmental Planning and Assessment Act (No. 1979) and Council's adopted policies covering development aims, criteria and design suggestions.

Design and layout of the development envelope proposed aims to maintain the objective of this current framework.

The Statement of Environmental Effects seeks to demonstrate that consideration of environmental issues are addresses and provides evidence of measures to be taken to greatly minimise any negative impacts of this development. This report describes the site, surrounding properties, proposed development, provides background information and justifies the proposed development on the subject site.

All work carried out on site are to comply with all the requirements of the Building Code of Australia (BCA) and all Shoalhaven City Council's regulations and policies.

Any environmental concerns not covered directly in this document or which arise during construction will be handled in an appropriate fashion, so as to minimise environmental concerns.

This report should be read in conjunction with the architectural plans attached with the submission prepared by HB Architects and other relevant documents submitted with the Development Application.

Architect's Statement: Good design goes far beyond the application of numeric standards. Systematic analysis of the site in subject, its relationship with adjoining developments, and considerations of any natural and man-made constraints are essential starting points.

2. SITE ANALYSIS

2.1. SITE LOCATION AND CONTEXT

The development site is located on the eastern end of Fegen Street and is on the north side of the street. The subject site consists of two adjoining properties, no.17 Fegen Street Huskisson identified as Lot E DP 384715 (see Figures 1, 2, 3 & 4). The locality is a primarily a residential area.

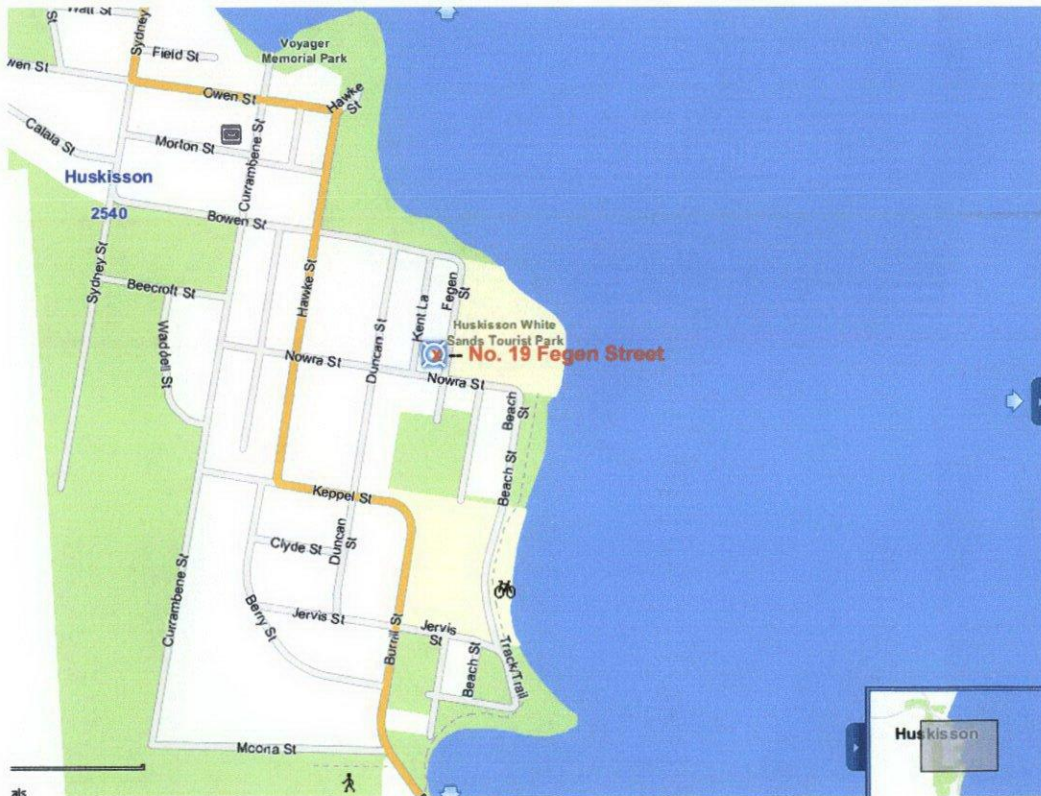
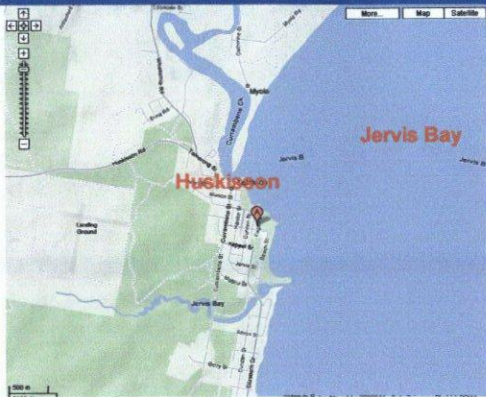
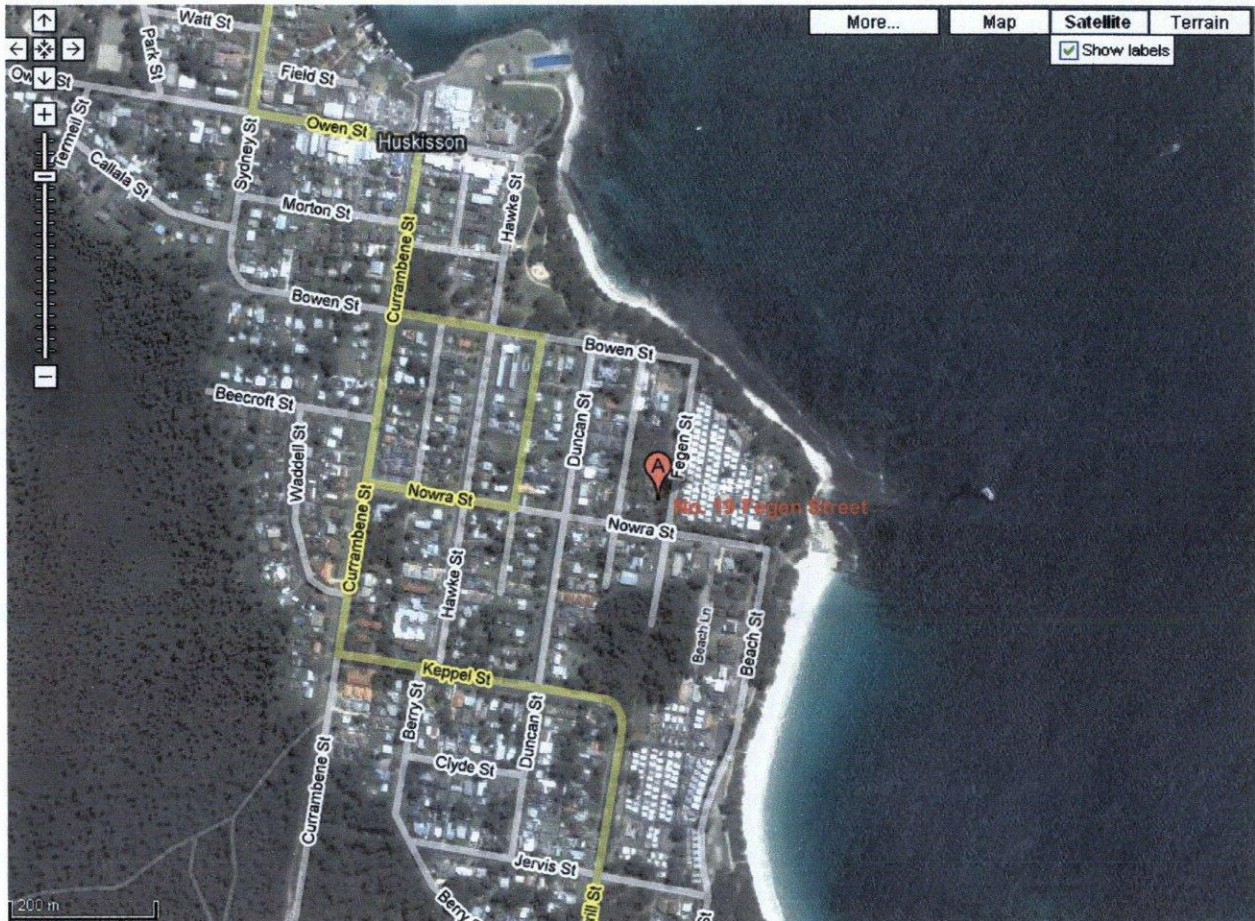


Figure. 1 & 2 - Location Maps – No. 19 Fegen Street Huskisson NSW 2540

Statement of Environmental Effects

No. 19 Fegen Street, Huskisson



Figures. 3 & 4 - Satellite Photos – No. 19 Fegen Street, Huskisson

2.2. SITE DESCRIPTION

Lot E DP 384715 - No. 19 Fegen Street Huskisson is described as a long rectangular block with four boundaries. It has a primary street frontage is 20.114 metres, as is the boundary to the rear.

The length of this property is 32.005 metres (south boundary) and 32.009 metres (north boundary). It has a total area of 643.78 sqm.

2.3. LANDFORM AND TOPOGRAPHY

The development site is considered to be reasonably flat over the entire length of site, with a gentle slope of about 0.7 metres from the north towards the south boundary.

The site is not in a flood prone area.

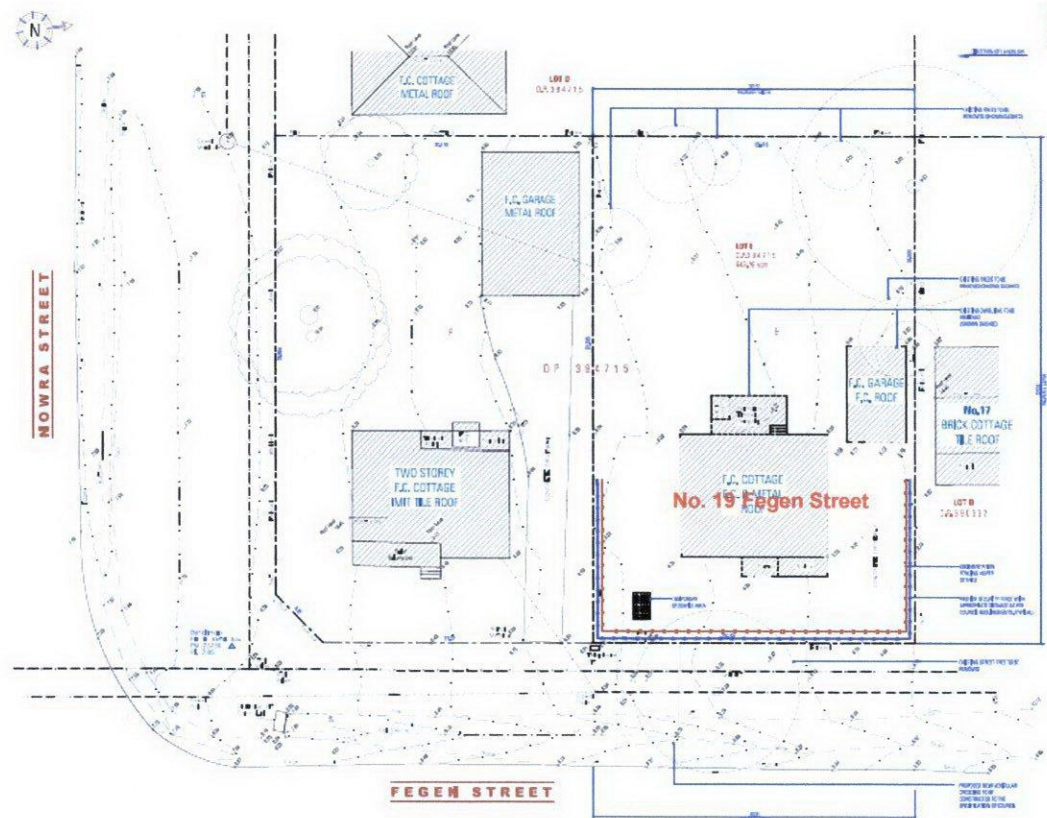


Figure 5 - Existing site plan No. 19 Fegen Street, Huskisson.

2.4. LOCAL PRECINCT

The local precinct and surrounding neighbourhood properties are primarily made up of a mix of different architectural styles, especially newer types over the last few years. This is due to the upgrading and ever changing face occurring in Huskisson, as a desirable and popular tourist destination.

The proposed building is situated second block from the corner Fegen and Nowra Streets. The street primarily is made up of a few older style residential buildings, a heritage item and a tourist Caravan park which runs directly along the whole of Fegen St. This caravan park is entirely enclosed by a high chainwire fence disallowing any relationship with Fegen St. Mature tall trees are found on the footpath along the chainwire fencing. Although one might consider it an appropriate security measure for the caravan park.

The existing older fabric buildings range from single storey weatherboard & tiled cottages, to red brick and tiled residences. Some are considered well maintained but there a number of these quite run-down, as is the case with the existing house on 19 Fegen St. Please refer to Figures in Section 2.5 of this report. There are no new developments in Fegen Street of recent, apart from the newly renovated cottage at 21 Fegen St, which is adjacent to our subject site.

However, there are many newer style developments popping up in many of the streets in the immediate area as well as the broader town of Huskisson. There are numerous examples of 2 and 3 storey developments, many of these are currently also under construction as the following photos show. Ones which are closer to Fegen Street are 13 Hawke St, and the 3 storey development at the corner of Bowden and Duncan Streets. There are also a number of newer style townhouse developments in Duncan Street, two blocks back from Fegen Street. There are no townhouse developments in Fegen Street. Also, diagonally across from Fegen Street at 1A Beach Street, there's the newly approved 4 storey development consisting of 13 residential units and a café. There are also a few 4 storey developments under construction in Huskisson, please refer to figure 13.

Interaction between the buildings and the natural environment is a characteristic of Fegen Street and the immediate locality. There are a number of large trees and foliage on the street as well as within the properties. The picturesque environment which currently exists in this street and the surrounding neighbouring localities is sought to be retained, complimented and enhanced by this development.

Furthermore, the proposal by way, seeks to upgrade the site but at the same time blend within its local environment in a positive way, adding a level of design standard for future residential buildings.

The proposal does not by any means seek to dominate the streetscape. It is set at the required Council front setback, and the building is fragmented as a mass. It generates enough presence and interest within its form making its own identity without overpowering.



Figure. 6 - Mature trees immediately across from 19 Fegen Street – lining the Caravan Park towards the corner Fegen and Nowra Streets

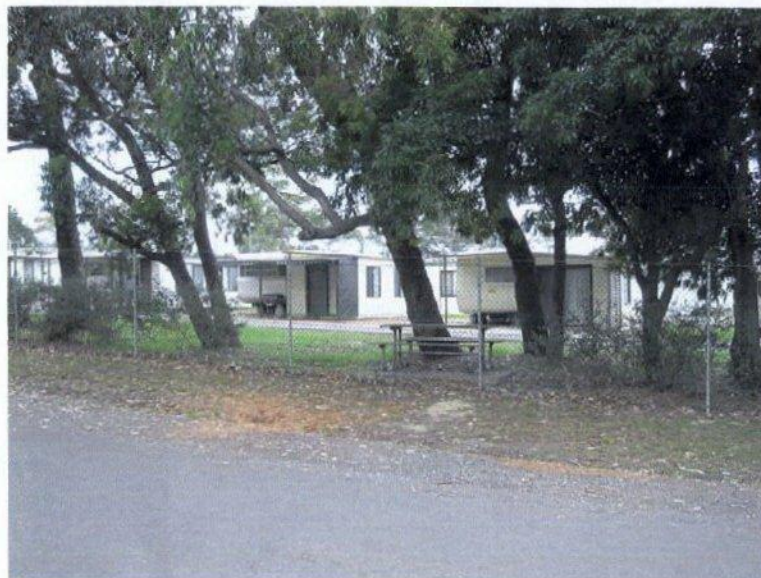


Figure. 7 - Mature trees and chainwire fencing across from 19 Fegen Street – Caravan Park



Figure 8



Figure 9

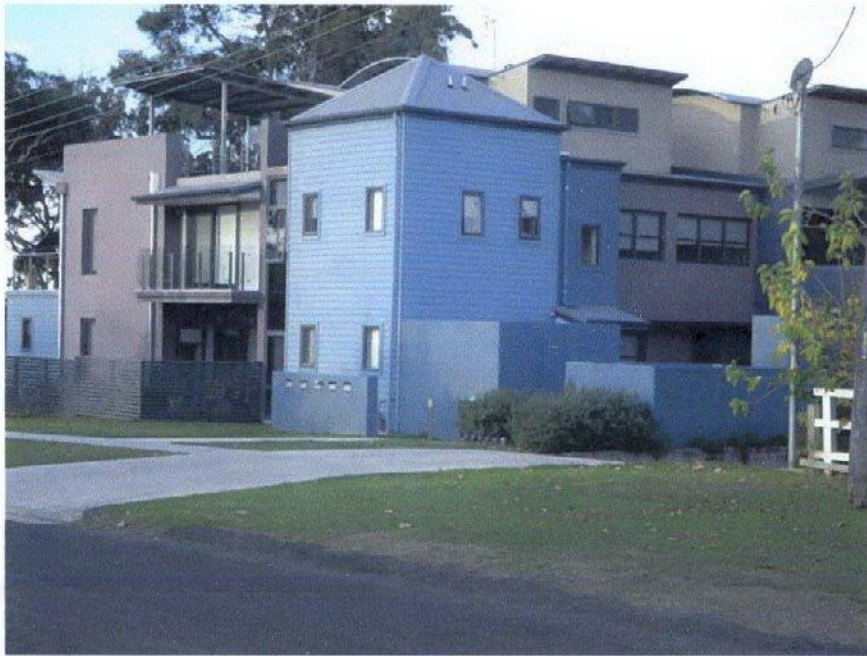


Figure 10

Figure. 8 & 9 & 10 - New 3 storey development corner of Bowden and Duncan Streets (2 blocks away from Fegen St).



Figure. 11 - New 3 storey development corner 13 Hawke Street



Figure. 12 - Typical New 3 storey development in Huskisson



Figure. 13 - New 4 storey development under construction in Huskisson



*Figure. 14 - Proposed New Residential 3 Storey Development at 19 Fegen Street.
This is a 3D of the intent of this Development Application*

2.5. EXISTING DEVELOPMENT

The subject site currently has a small single storey fibro and metal roof house and is considered to be old and dilapidated. The site currently is unused, but was previously used for residential purposes. The proposal aims to retain the current use as residential.

It is proposed to demolish all structures within the development site including any out-buildings, existing kerb and gutters, and driveways. Also, currently there is no front fencing to No. 19 Fegen Street.



Figure. 15 - Street Elevation of existing dwelling at no. 19 Fegen Street, Huskisson (Fibro House, garage and all out-buildings to be demolished; tree to remain)

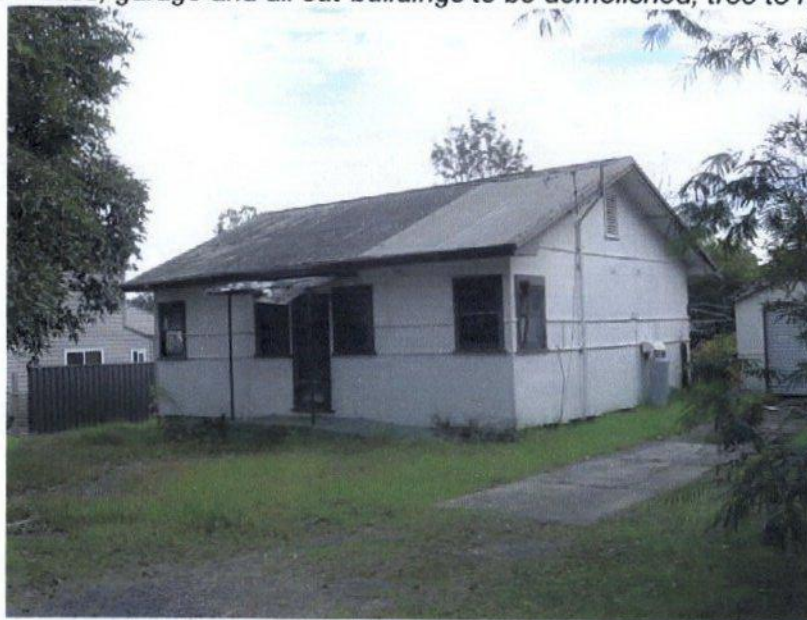


Figure. 16 - Street Elevation of existing dwelling at no. 19 Fegen Street, Huskisson (Fibro House, garage and all out-buildings to be demolished)

3. SURROUNDING DEVELOPMENT

The subject property at No. 19 Fegen Street Huskisson is the second site from the corner of Fegen and Nowra Streets.

The property on the south (corner site) is No. 21 Fegen Street. This is a recently renovated 2 storey residential weathertex building. It has a steep pitched metal deck roof with an overall building height of 8.2 metres. It is the only building in Fegen Street that has some construction upgrade of recent years.



Figure. 17 - Residence at no. 21 Fegen Street, Huskisson

The adjoining property on the north is No. 17 Fegen Street. This is an older style single storey brick and tile house not very visible from the street due to overgrown bushes.



Figure. 18 - Residence at no. 17 Fegen Street, Huskisson

In addition, both brick and weatherboard houses are typically older style residences which are found in the surrounding neighbourhood and local precinct. In amongst these, there are many examples of rendered finish.

4. PROPOSAL

The proposal comprises of the following:

- i) Demolish all existing structures on the site
- ii) Erect a New 3 storey residential flat development with tourist accommodation and carparking

The proposed development provides for a total of 5 units and amenities as follows:

- i) 2 - one bedroom units for short term tourist accommodation (ground floor)
- ii) 2 - three bedroom units (first floor)
- iii) 1- four bedroom unit (second floor)
- iv) 9 - undercover ground floor car parking spaces – comprising of 7 for resident parking and 2 visitor spaces. All spaces are secure with main panel lift door. All resident parking have security grille garage doors.
- v) Segregated entrances:
 - Main entrance with security foyer facing north for: Units 3, 4, 5
 - Separate individual entrances facing east for: Units 1, 2 (tourist accommodation)
- vi) Communal bathroom facilities on the ground floor
- vii) Rear of property recycling bin area with louvered doors
- viii) Extensive landscaped areas throughout wherever possible

Ground Floor

- 1 separate Main Foyer facing North with stairwell to Units 3, 4, 5
- 2 separate individual entrances for Unit 1 and Unit 2
- 2 Units on ground floor; each unit comprises of:
 - 1 bedroom/ open plan living
 - Kitchen
 - Dining /Meals Area
 - Bathroom
 - Laundry facilities
 - Linen/ Storage
 - Outdoor private open space
- Undercover carparking for 9 cars with internal secure access to all units

First Floor

- 2 Units on first floor; each unit comprises of:
 - 3 bedrooms
 - Kitchen
 - Living Room
 - Dining /Meals Area
 - Bathroom
 - Ensuite
 - Laundry facilities
 - Linen/ Storage

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- 2 Outdoor private open terraces for each unit
- separate covered entrances to units

Second Floor

- 1 Unit on second floor, comprising of:
 - 4 bedrooms
 - Kitchen
 - Living Room
 - Dining /Meals Area
 - Bathroom
 - Ensuite
 - Laundry facilities
 - Linen/ Storage
 - Outdoor private open terrace
 - Internal private stairwell

SITE DETAILS	
TOTAL SITE AREA	643.78 sqm
CAR PARKING AREA	285.05 sqm
COMMUNAL AREA	30.99 sqm
GROUND FLOOR AREA	76.77 sqm
UNIT 1	37.57 sqm
UNIT 2	39.20 sqm
FIRST FLOOR AREA	176.50 sqm
UNIT 3	88.25 sqm
UNIT 4	88.25 sqm
SECOND FLOOR AREA	132.50 sqm
UNIT 5	132.50 sqm
TOTAL FLOOR AREA	385.77 sqm
FLOOR SPACE RATIO	0.599 : 1.0
IMPERVIOUS AREA	530.67 sqm
IMPERVIOUS RATIO	0.824 : 1.0

5. ASSESSMENT UNDER RELEVANT CONTROLS

The purpose of this Section is to outline how the proposal meets the requirements as set out within the objectives and guidelines of Shoalhaven City Council's Development Control Plan No.99 'Huskisson Foreshore Development Zone 3(g) Duncan, Bowen, Fegen and Nowra Streets', other relevant Council policies and regulations including SLEP 85. It also seeks to address any concerns that have been raised during the Development Advisory Unit meeting held on 30th April 08 and 25 June 08 (reference to Council's minutes), including justification of any variations to DCP 99 which may arising from a site specific as well as local precinct aspect.

This report also seeks to demonstrate that consideration of environmental issues is addressed and provides evidence of measures taken to greatly minimise any negative impacts of this development.

Development Controls

The proposed development has been designed with the intent of meeting all objectives as outlined under the following DCP's. Any variations are highlighted and justifications within this framework of objectives are provided:

- Development Control Plan 99 – Huskisson Foreshore Business Development (3g) Zone, Duncan, Bowen, Fegen and Nowra Streets
- Development Control Plan no. 54 Huskisson Town Centre amendment 3 and 4 (draft; currently on exhibition)

as well as all other current Council statutory controls as listed (but not limited do):

- State Environmental Planning Policy 65 (SEPP 65)
- State Environmental Planning Policy 71 (SEPP 71) – Coastal Protection
- Illawarra Regional Environmental Plan (IREP)
- Shoalhaven Local Environmental Plan 1985 (SLEP 1985)
- Development Control Plan 18 (DCP 18) – Carparking and Australian Standard AS2890.
- Development Control Plan 93 (DCPP 93)– Waste Minimisation and Management
- Development Control Plan 82 (DCP 82)– Signage Strategy
- Council's Landscaping Guidelines
- Jervis Bay Regional Environmental Plan (JBREP)
- Jervis Bay Settlement Strategy
- Building Code of Australia

DCP 54 – Huskisson Town Centre - Amendment 3 and Amendment 4 (currently on exhibition) :

Although this DCP does not apply to the site, the general principles & objectives associated with this policy are taken into consideration during the preparation of this DA

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submission. The subject site acknowledges that its unique location is near the entrance of Currambene Creek. Therefore, the general underlining intent and ethos of the policy is applied wherever possible.

Specifically, as outlined in the following areas within this document that this development will have an improved streetscape, opportunities for tourist accommodation assisting in Huskisson maintaining it's role as the "Gateway to Jervis Bay". In respect to this, it is considered by reasons as outlined in this section that this development establishes an appropriate scale of urban development that is in keeping with the surrounding natural features. It is intended that views to Jervis Bay and Point Perpendicular will be maintained and enhanced by this development. In addition, this development ensures the provision of high quality architectural design incorporating modulated facades. Extensive elevated outdoor sitting areas are also incorporated throughout as a desirable of the DCP.

The proposed development application is steered by architectural guidelines which have been prepared for the site to minimise the impact of the development on the town setting and surrounding environs.

In particular, the following are presented -

Streetscape

DCP 99. The Objective is 'to ensure that the impact of development on the amenity of adjoining properties is a prime and initial consideration of applicants when preparing their development proposals'.

- The proposed building is situated second block from the corner Fegen St and Nowra St. The street primarily is made up of a few older style residential buildings, a heritage item and a tourist Caravan park which runs directly along the whole of Fegen St. This caravan park is entirely enclosed by a high chainwire fence disallowing any relationship with Fegen St. Mature tall trees are found on the footpath along the chainwire fencing. Although one might consider it an appropriate security measure for the caravan park; it does in no way add any aesthetic value to the street and is considered an eye-sore. Despite this, interaction between the residential buildings and the natural environment is a characteristic of this street, and its picturesque environment which currently exists in this street and the surrounding neighbouring Huskisson locality is sought to be retained, complimented and enhanced by this development.
- The ground floor of the proposed building has a front setback of 5.0 metres and the first floor 10 metres. These are consistent with the other setbacks of properties in the street and local vicinity.
- The proposed building will not have an impact on any neighbouring properties due the laying of both its vertical and horizontal planes. By that, it is meant that the building has been stepped back in all orientations to minimise any impact to neighbours and thus providing adequate access to sunlight and maintaining reasonable privacy to adjoining habitable rooms and private open space.

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- In particular, No. 21 Fegen St, which is immediately next door to the subject site, has a building height of 8.2 metres due to the high pitch of its roof. The proposal has a maximum building height of 8.5 metres. The adjoining neighbour at No. 17 Fegen St is an older style single storey house not very visible from the street due to overgrown bushes. The amenity of both these and surrounding properties will not be affected by this development due to e.g. a). the adjoining neighbours have no windows on any sides facing the proposal, b). the setbacks of the proposal are sympathetic to these properties c). there is no loss of any views. Please refer to streetscape included with DA package. Please also refer to the adjoining neighbour's letters in support of this development, outlining their agreement that the building will have no impact on them, and that it will be a great improvement to Fegen Street and Huskisson as a whole.
- The proposal does not seek to dominate the streetscape. It seeks to upgrade the site but at the same time blend within its local environment in a positive way, adding a level of design standard for future residential buildings. The quality of this design will improve the local area and add value to the street properties. Please refer to perspective included with DA package. Furthermore it is believed that Huskisson's built character and visual bulk will be maintained as there are other similar examples of two and three storey residential unit developments in the local precinct, namely 13 Hawke St, corner Bowden and Duncan St. Also, it is fair to comment that the newly approved 4 storey development at 1A Beach St, consisting of 13 units and a cafe, although not within DCP 99, has a direct bearing and relationship with the proposed development as it is only diagonally across the subject site. It is anticipated that the proposed 3 storey development will not be out of character with the scale of the neighbourhood.

Building Height, Building height planes and Building Envelop

The development is sympathetic to the Objectives and guidelines as set out in DCP 99. 'A third storey may be contained within the roof area provided the building retains the overall appearance of a two story'.

- The building has an overall height of 8.5metres, measured from the natural ground level, which complies with the numeric value within the guidelines of the DCP 99 as does the building envelop (please refer to architectural plan 07059-05). The adjoining neighbouring property at 21 Fegen St has a building height of 8.2 metres (please refer to streetscape drawing). In addition, the confirming building envelop assists in minimising any overshadowing to private open space areas of neighbouring properties.
- There are significant changes in the building height of the proposed building in order to break down the overall building scale. The building has stepped walls in all orientation planes which also assist to achieve this breakdown of mass. Additionally, the third floor (top) is set far back enough from the street, about 11.3 metres, which has less impact towards the street than a building with a large second floor attic type roof. A large attic type roof will no doubt have more bulk impact toward the street than

Statement of Environmental Effects

No. 19 Fegen Street, Huskisson

this proposed stepped back and out of the way upper floor level. The proposal creates a lesser visual impact, one which will not appear as intrusive to the streetscape.

- Furthermore, attic roof spaces arguably do not allow for as much flexibility in their internal planning amenity which are consistent with current good passive solar design principles.
- The proposal intends to remain compatible with the established building forms in the immediate locality. Its contemporary structure is not unlike other examples found in the Huskisson locality. Its contemporary design lines and light-weightness of materials such as extensive glass, especially towards Fegen St, create a more desirable solution to that of an attic roof. The flat roof proposed is not unlike other developments in the local precinct.

Proposed Facade

The development is consistent with and sympathetic to the Objectives and guidelines as set out in DCP 99. 'Buildings are detailed and articulated to provide an appropriate scale when viewed from outside the site, add visual interest and reinforce the typical detached built character of the area'.

- The proposed provides for a contemporary style of architecture and living standards, which we believe compliments Council's current framework of policies and regulations.
- The balance of form was of primary consideration.
- The external geometry of the building compliments the simplicity of its planning, and at the same time introducing a play-on-play of volumes and lines which assist in breaking down its mass and scale. It's this articulation of structure which transpires into a visually interesting and well balance building form and, in turn, facade. The façade is fragmented vertically as well as horizontally, in way of step-backs and step-ups within its overall form, as well as introducing deep large terracing to assist the eye in creating punched out areas of bulk.
- The flat unobtrusive roof is considered appropriate, non overpowering and complimentary to the design and aesthetic appeal of this development.
- The building's overall architectural expression relies solely on the articulation of building elements such as areas of large fenestration, glass front balustrades, solid side balustrades, rendered walls, parapets, framed and covered outdoor terraces etc, all contributing to the breakdown of any bulk and scale within its structure.
- Furthermore, through carefully positioned fenestration and minimisation of long blank walls, the development provides for a better balanced building outcome, and together with the building's proportions, choice of colour and high level of materials/ finishes, creates the utmost level of building design. Balconies, parapets and fin walls are

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incorporated into the development as a means to introduce visual interest and articulated features.

- Additionally, the human scale component is evident in all aspects of its design. Although highly articulate in form, the building remains modest in its proportions and overall building height, and at the same time helps to provide a strong contextual presence within the site. It strives to contribute towards the local tourist and seaside character of Huskisson in a positive way.

Urban Design

The Objective states that any development is "to promote and encourage tourist orientation activities which promote the areas strategic location near beaches public reserves and waterways.

Objective: To encourage development which recognises good aesthetics and urban design principles and which compliments the surrounding natural environment.

- The site currently is used for residential purposes and the proposal aims to retain the current use as residential. Units 1 and 2 on the ground floor are designated as tourist development which is in keeping with the objectives of the DCP 99. Under DCP 99 Tourist facilities "means an establishment for providing holiday accommodation or recreation". It will encourage tourist orientation activities which will in turn assist in promoting and maximising the area's strategic location, its beaches, public reserves and water bodies.
- Furthermore, on the ground floor a holiday communal shower/toilet facility is provided. This is accessible via its own door located near the main entrance. This is provided for the use of all occupants of the property.
- It is not viable to include any other commercial related activities within this development, as there was more of a need for accommodation and also there is already café diagonally across from the subject site at 1A Beach St and the other immediate areas.
- The proposed development seeks to have no negative impact on existing or future amenity within the locality. There are no traffic related issues and there should be no adverse affect on the surrounding neighbourhood from this development. There is also significant off street parking for visitors and residents. Reasonable levels of privacy between neighbouring dwellings and their open spaces are provided, and no loss of views are anticipated.
- It is believed that the current proposal has suitable land use and development activities which are appropriate to the Business Development Area and which reinforce the economic base of Huskisson and the Jervis Bay Region.
- The proposed development at 19 Fegen St, is regarded as a development with high quality, one with good aesthetics and urban design principles, which seeks to

Statement of Environmental Effects

No. 19 Fegen Street, Huskisson

compliment the surrounding natural environment, as well as the beachside amenity of its local precinct.

Floor Space Ratio

Development Control Plan 99 states that Site Density is to be a maximum of 0.6:1

- The proposed Development comprises a floor space ration of 0.599:1 complying with DCP 99 maximum of 0.6:1. Please refer to calculations table on the proposed Site Plan and in the previous Section 5 in this document.

Setbacks

The development is consistent with and sympathetic to the Objectives and guidelines as set out in DCP 99.

- **'Building setbacks should increase in proportion to the density of a development to maintain privacy and amenity to surrounding neighbours'.**

- **'Building setback should encourage the sharing of views whilst not restricting the reasonable development potential of a site'.**

- The proposal is considered to have more than adequate setbacks, in line with the objectives of the DCP. The setbacks proposed are considered to be in line with urban planning principles and the principles as set out under SEPP 65. All setbacks are considered appropriate and non over-bearing to any surrounding neighbours. It is anticipated that there is no loss of views, no privacy issues and existing amenity to the surrounding neighbours is maintained.
- Building is setback from the boundaries to ensure that: there is adequate separation between buildings to maintain reasonable levels of solar access and minimise overshadowing.
- All setbacks increase from ground, first and second floor due to the layering effect on all orientations, and in both vertical and horizontal planes, of the proposed building's form. The proposed new building has been designed to eliminate any possibilities for the invasion of privacy, minimising any overshadowing to private open space areas of neighbouring properties loss of views and diminished amenity.
- Specifically, the front setbacks: The ground floor has a front setback of 5.0 metres; this is consistent with the other setbacks of properties in the street and local vicinity. The first floor is stepped back 10 metres from the front boundary and is considered to be non intrusive to the street. The top floor has a setback of 11.3 metres, setting it far back away from the street and creating a lesser visual impact that a two storey attic roof on Fegen St.
- The South side setbacks: On the ground floor the proposal has a setback on the south of 1.655 metres allowing adequate area around the sewer (radius 750mm), and has no windows. The first floor has the same setback but has no living room windows facing the neighbouring property at 21 Fegen St. This is consistent with good design

Statement of Environmental Effects

No. 19 Fegen Street, Huskisson

principles as set out under the SEPP 65 code guidelines. This is not unlike other two storey houses. In addition, the adjoining neighbour at 21 Fegen St has no windows facing the subject site; there is no loss of views, or diminished amenities. In fact this neighbour is in support of this current proposal (refer to neighbour's letter).

- The North side setbacks: On the ground floor the proposal has a setback on the north of 1.5 metres allowing for a side entrance to units 3, 4 and 5. This entrance has good security and visibility to the street and is also articulated to ensure the entrance is identifiable; this is in keeping with good design principles as set out under the SEPP 65 code guidelines. There are no living room windows on this floor. Other than the stairwell, the setbacks to first and top floor are stepped back 2.9 metres and 4.34 metres respectfully. There are no privacy issues, overshadowing, nor any loss of view to adjoining property 17 Fegen St. In addition, this adjoining neighbour has no windows facing the subject site, there is no loss of amenity. This neighbour is also in support of this current proposal (refer to neighbour's letter).
- The design of the proposed building's envelop assists in minimising any overshadowing to private open space areas of neighbouring properties.
- Opportunities for landscaping, recreational facilities and outdoor clothes drying spaces are provided.
- In addition, balconies have solid balustrade to the sides wherever possible to prevent overlooking into neighbouring properties

Heritage

The proposed development is considered to have no direct impact towards heritage item in the street or local precinct, and it is believed to be in line with the objectives of DCP 99 and SLEP 85 in particular clause 20g 'Development in the vicinity of a Heritage Item'.

- The proposed development does not have any heritage item on the subject property and its not listed as an archaeological site.
- The proposed development is within the vicinity of a heritage item i.e. at No. 9 Fegen St. The subject site is 5 properties away from this heritage item, and more than 80 metres away from the nearest boundary of this heritage item.
- The proposal does not seek to impact the heritage item both directly nor indirectly.
- It will not seek to undermine or otherwise cause physical damage to the heritage it and therefore maintaining its existing preservation.
- There will not be any loss of views or vistas, including any associated landscaping, to the heritage item or vicinity of the item, and therefore all these will be preserved.

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- It is believed that the proposal's light-weight and modest design will not have any significant impact towards the heritage item, it is not directly next door to the heritage item, and in addition, although found in the same street, the heritage item is considered to be down one end of Fegen St at No. 9 and the proposed development down the other end of Fegen St at No. 19, well away from the heritage item. Also, the street has a slight natural fall towards the end where No.19 Fegen St is, thereby creating more of a visual relief and distance influence. Furthermore, the heritage item is heavily landscaped by mature trees and rather bushy in the front, towards street level, so its character is semi concealed and somewhat hidden.
- The development proposal at No.19 Fegen St ensures the retention, preservation and recycling of existing buildings and wherever possible, trees which make a positive contribution to the character of the locality. New planting will further enhance this.
- The proposed development intends to compliment, conserve and enhance the existing coastal seaside character of Huskisson.

Variation to DCP 99

1. **Under the Objectives of DCP 99, it states that 'A third storey may be contained within the roof area provided the building retains the overall appearance of a two story'.**
 - Technically two storeys plus attic and been interpreted by a third floor for less development impact and better urban amenity. Development is still compatible with and sympathetic to the scale and appearance of the existing holiday seaside character of Huskisson.
 - A large attic type roof will no doubt have more bulk impact toward the street than this proposed stepped back and out of the way upper floor level. The proposal creates a lesser visual impact, one which will not appear as intrusive to the streetscape. Respect towards the human scale is better achieved within the scope of the proposed development's form.
 - It is believed that better environmental planning outcomes have been demonstrated within the contents of this report and are believed to be consistent with the objectives of the DCP. The proposed 3 storey development recognises exceptional design quality, social benefit to the community, as well as economic benefit to the community, which is above and beyond that which could have been achieved had the development standard been complied with.

SEPP 65

The State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development is an environmental planning instrument under the Environmental Planning and Assessment Act 1979, gazetted 26 July 2002.

The proposed development is assessable under the SEPP 65 Design Quality Principles & the Residential Flat Design Code, as it is a three storeys building.

The Policy together with the guidelines as set in the Design Code set the standard for good quality residential flat buildings as a means to help improve the quality of life. It deals with the location, size and scale, appearance and amenity of the building in which people live. Through the analysis of the ten design quality principles a better design outcome is achieved.

The proposed development at 19 Fegen St has been designed with all the principles and guidelines as set out under SEPP 65. A thorough assessment has been undertaken in support and evidence of compliance is presented and submitted with this Development Application. Please refer to document "Architect Architect's Design Verification COMPLIANCE WITH SEPP 65 DESIGN QUALITY PRINCIPLES & RESIDENTIAL FLAT DESIGN CODE" dated Jul 08 and submitted with this DA.



Figure 19 - Proposed built form of 19 Fegen St

Additional amenity assessment**AMENITY**

The proposed development will have no impact on existing or future amenity within the locality. There are no traffic related issues and there should be no adverse affect on the

Statement of Environmental EffectsNo. 19 Fegen Street, Huskisson

surrounding neighbourhood from this development. There is off street parking for visitors and residents.

ACCESS

The existing site is accessible from Fegen Street and this access will remain the same.

Vehicle access into the new residence is off Fegen Street.

The existing vehicular driveway will be abandoned, and a new crossing location is proposed. All new kerb and gutter will be constructed where the driveway is removed to Council's satisfaction. The proposed driveway does not dominate the streetscape. There will be a separate pedestrian entry into the property and a separate vehicle entrance leading to a panel lift garage door to undercover ground level parking. 9 off street car parking bay has been incorporated in this level. The new driveway be partly cantilevered by overhead residential terraces above; please refer to 3D. The garages are set well away from view from street level and this detail allows for an interesting building proportion without view of unsightly garaging, therefore this orientation of the garages has no visible impact to the street. Garden beds are provided to side of driveway.

Existing trees on the footpath are proposed to be removed and replaced. Refer to architectural site plan and landscape drawing.

NOISE

No noise or odour pollution beyond standard residential acceptable levels is perceived to be generated from such a development.

STORMWATER AND SITE MANAGEMENT

There is no existing stormwater pipes located within Fegen Street. It is proposed that the stormwater will be connected and discharged to Nowra Street, connecting to the existing pipes in found in Nowra Street. Specifics to be subject to stormwater/ hydraulic engineer plans at CC stage.

Soil and Water Management during construction is detailed in the 'Site Management & Sediment Control Plan'. For all Waste Management details please refer to the Waste Management Plan (provided as part of this application).

Prior to the demolition of the existing building and structures, a statement will be provided to Council by an appropriately qualified person that details where asbestos is known to be present in the building. Demolition works involving the removal and disposal of asbestos cement will be undertaken by contractors who hold a current WorkCover Demolition Licence and a current WorkCover Class 2 (Restricted) Asbestos Licence. During demolition all care will be taken with complete removal of Asbestos and all lead-based paintwork as per the regulated guidelines.

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No. 19 Fegen Street, Huskisson

LOCAL AIR AND WATER QUALITY

There will not be any impact on the local air and water quality other than the standard for any residential outputs generated from this development.

SITE CONTAMINATION

The property has not been exposed to any site contamination by previous use. It has always been occupied as a residential property.

It's operation will also not produce any contamination to other properties, whether adjoining or in the local area. It will remain as residential.

SOLAR ACCESS

Adequate solar access to the proposed development and to the neighbouring developments is provided. Please refer to the attached shadow diagrams and Sepp 65 document.

ADJOINING ROADS, PUBLIC LANDS ETC

The proposed new Residential Flat Development site is on the south end of Fegen Street.

All adjoining arterial roads, local streets, public lands and the like will not be affected by this development.

There will not be any increased traffic generated from the property other than that as for normal residential standards.

OTHER

The proposal will not emit fumes, steam, smoke, vapour or dust as a result of its operation.

Additionally, the proposal does not involve significant removal of vegetation. It also will not have any affect on native habitat.

The proposal will not disturb any aboriginal artifacts or relics.

Conclusion

This report illustrates that the proposed New 3 Storey Residential Flat Building with tourist accommodation and off-street carparking at no. 19 Fegen St Huskisson and all associated work, will not have any adverse affects on the surrounding community development but rather it seeks to improve the amenity in which it is found. It will not be visually prominent within its existing landscape.

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It is believed that the proposed building integrates well into its broader local context, and at the same time responsibly addresses its opportunities and constraints that have been presented by the site, the Council's planning documents and specific regulations.

The proposal does not by any means seek to dominate the streetscape. It is well away, and fragmented as a mass. It generates enough presence and interest within a gracious form. It contributes in a positive way to the local streetscape and local precinct and does not seek to have any impact on heritage items. Areas of non-compliance have also been identified and justified that will have a better urban outcome.

It will enhance the neighbourhood character with its upgrade and it is believed that it has appropriate setbacks, height and visual bulk. Any views of neighbouring properties will not be affected. The building displays an innovative and attractive solution, appropriate to this site. Furthermore, all external building materials are in keeping to the exiting built character of Huskisson.

The development is still compatible with and sympathetic to the scale and appearance of the existing holiday seaside character of Huskisson. The role of Huskisson as the "Gateway to Jervis Bay" will be maintained as this proposal is considered of appropriate scale in its urban development, one which is in keeping with the surrounding natural features.

If you require any additional information or clarification of any matters raised in this report, please do not hesitate to contact us.

Yours faithfully,

Helen Bessiris
Registered Architect

B.Arch UNSW B.Sc (Arch) UNSW - Registration no. 5708

Appendix –

Two (2x) Neighbour Letters of Support :

1. Letter from owner at 21 Fegen Street
2. Letter from owner at 11, 13, 15, 17 Fegen Street

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05/05 2008 TUE 11:20 FAX 02 44416724 Harcourts Jarvis Bay 001/002
20. May. 2008 15:46 Magnet Mart Support Office 02 46555596 No. 3315 P. 1 P. 01
20. May. 2008 12:15 02 44416724 Office No. 3300 P. 1
02 46555596

20th May 2008

TO WHOM IT MAY CONCERN,

I am writing in reference to a proposed development at 19 Fegan Street, Huskisson.

I am the adjoining neighbour at 21 Fegan Street, Huskisson and I feel that a development on my Northern boundary will improve the area and therefore add value to my property.

As you are aware we currently live opposite a caravan park which doesn't appeal to many people so a new development that's built high enough to catch some water views would certainly go along way into improving Fegan Street and Huskisson as a whole.

In conclusion I'd like to say that I fully support any reasonable sort of development as it will benefit not only myself but Huskisson in general.

Regards,


Craig Wilson

Statement of Environmental Effects

No. 19 Fegen Street, Huskisson

20/05 2008 TUE 11:20 FAX 02 44416724 Harcourts Jarvis Bay

0002/002

14/05/2008 21:27 00000

02 44416724 A

PAGE 02/02

14 May 2008
 15 Fegen St
 Huskisson

To, The Planning Manager,
 Shoalhaven City Council.

Dear Sir/Madame,

We, Donna + Tim Birkich,
 of 11, 13, 15 + 17 Fegen St Huskisson, would like
 to submit our full support for proposed
 development at 19 Fegen St, Huskisson.

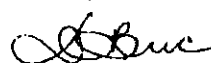
We would like to add that the
 proposal is actually an under development
 compared to other 3g zonings in nearby
 Beach St, Huskisson.

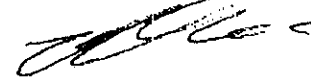
It would be a shame to see Fegen St
 under utilised as it is a position within
 walking distance to the Owen St precinct.

A higher density DCP in Fegen St
 would be of benefit to the community
 as its proximity to the main St would mean
 its occupants would have a reduced need
 to use vehicles in the town centre.

Thanks for your consideration.

Sincerely

Donna + Tim Birkich



 0418864440