



HEBDEN ARCHITECTS

ADAPTABLE

SUSTAINABLE

ARCHITECTURE

ARCHITECTURE + MARTIAL ARTS

It's said that Architecture is "frozen music": It transcends mere building to a place of emotional and spiritual connection. In the same way, music is more than just sound and dance is more than just movement, it connects mind and body to express an idea or intent. The same applies to martial arts. Hebden Architects principal and founder, Andrew Hebden trains in the Jow Gar style of Kung Fu, a traditional Chinese martial art, earning his black sash in 2016. Combining techniques for "empty hand" as well as weapons self-defence, he finds it's similar to Architecture in that it combines form and function to create a useful and enjoyable form of self-expression. He says: "Like Architecture it takes dedication but, ultimately it's very satisfying."



ICONIC BUILDING: THE KEMPSEY MUSEUM

Originally designed in 1976 & opened in 1979, the Kempsey Museum is the first non-residential building designed by internationally renowned Australian architect Glenn Murcutt. Developed in response to the particular characteristics of its site and regional setting it was one of the first buildings to reflect a consciously modern Australian character and "touch the Earth lightly". The curved roof-tops and rotating "whirly-bird" ventilators reflect the light industrial buildings seen on the surrounding dairy farms, etc, employed to deal with the extreme humidity and rainfall of the river land setting. It was highly awarded in the 1980's and still influences sustainable architecture.



TIPS FOR DEVELOPING UNDER COMPLYING DEVELOPMENT CERTIFICATION

What is Complying Development Certification (CDC)?

It is an alternative building approval process to the traditional Development Application (DA) via local council, which are governed by local laws as well as some state laws or Local Environment Plan (LEP). They are assessed under the Low Rise Diversity Housing Code (LRDH) by a Private Certifier Authority (PCA). Councils can also perform this role but, proposals are assessed by building inspectors not council planners. The documents are for construction and more technical in nature than DA drawings. In theory it is much quicker assessment period than DA (days or weeks rather than months, depending on the particular PCA) but, is very "black and white" regarding compliance, unlike the DA process, which allows the planner some discretion to interpret the intent. CDC is quite prescriptive (e.g. min. room dimensions, etc) so while it's quicker it may not necessarily give the best built outcome. But, quicker also means savings on finance repayments, etc.

Be aware of the zoning of your property

Not all parts of a Local Government Area (LGA) allow CDC development: it will depend on the zoning. You should be made aware of this at the time of purchase. However, zoning or classifications to individual properties can be revised without notice, so get a planning certificate to confirm. Zoning like flood, bushfire and heritage can also limit or prohibit CDC.

Extent of development allowable

Another advantage of the CDC process is that the extent of development is often greater than under local government controls. While there are strict limits to setbacks, height controls, etc. aspects like floor space ratio, site coverage vehicle parking requirements, etc. aren't as restrictive as council's, usually allowing greater density, etc. It also takes the planning and design assessment out of the hands of council in terms of appearance. While this could be problematic in the hands of an unskilled or inexperienced designer, an architect will naturally develop a scheme that will satisfy brief, budget, buildability and society's expectations of beauty.

IN PROGRESS: EARLWOOD TERRACE HOUSES

This multi-dwelling project was developed under the design controls of the Low Rise Housing Code for submission via the Complying Development (CDC) process, rather than a council DA. This demands strict compliance but, allows more floor area: we were able to get six townhouses rather than four that DA would allow. We were able to get a steep roof which created volume for a generous master suite within the roof spaces, as it wasn't allowed to read as three storey building. We dealt with a number of challenges including rock levels, water table and tree removal to get compliance. We start documentation soon with building commencing end of 2023.



Types of housing options

The Code allows for a range of housing types from single residence to multi-dwelling, including duplexes, "manor" houses, terrace-style townhouse-type developments, etc. The building pictured above is a duplex based on the corner lot model with dwellings facing adjacent streets. It was faster than DA and also allowed more floor space. However the back yard was below ground level and had to drain to the street via gravity. We also had to contend with a heritage protected street tree. Also the PCA had overlooked a fundamental issue during approval which was brought up toward the end of construction. But, we clarified from the Code and got Occupation Certificate (OC) for our client.

Cost

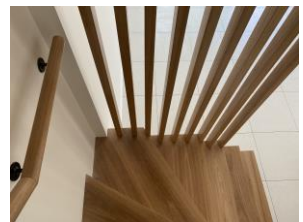
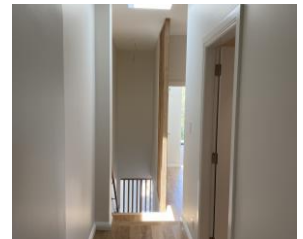
There is little difference between DA and CDC in terms fees. However, CDC is paid up-front as a lump sum to the PCA and covers all inspections, etc. Once the documents have been checked by the PCA, issuing of approval documents should be a simple process.

This information is general in nature so for more detail contact andrew@hebdenarchitects.com.au



FEATURE PROJECT – DULWICH HILL HOUSE #2

One of a pair of terrace houses built around 1880-90's, the original rendered walls had been stripped of their original rendered surface exposing the sandstock bricks, with some of the ornate cement mouldings having been retained. As with all these types of dwellings the interiors suffered from lack of light, ventilation, and connection to the rear private open space. The owners needed more space to start a family and wanted to open up the rear and connect to the backyard so they could entertain and enjoy their urban oasis. They wanted to use recycled bricks and the sandstock finish has been extended into the new addition. This houses a new kitchen/laundry/Family area and with full height and width glass sliding doors and "chamfered" brick piers adjacent embrace the back yard and extend the interior. The piers are a dynamic architectural feature that combine modern architecture with the original Victorian character. The provide some screening from overlooking and the sun, assisted with "low-E" performance glass. Steel columns allowed the new spaces to be high and open and embrace the backyard on the ground and views to the adjacent sports field on the upper level. It will provide a spacious yet, compact home for a young family to grow and stay happily long-term.



CLIENT TESTIMONIAL – DULWICH HILL HOUSE #2

"Throughout the process Andrew has provided a great balance of design and space guidance, along with flexibility in the process. This is our first time renovating, and Andrew was open and accommodating to our needs and incorporated this into his final works. At the time of going through the DA process, we found Andrew immensely helpful and the outcome was better than expected. Andrew has continued to be generous with his time always making himself available for our questions, no matter how big or small. Thank you, Andrew!"

Contact us today about making your dream home a reality with our unique Hebden Home Design Method. We look forward to hearing from you soon!



Shop, 36 Grosvenor Crescent,
Summer Hill NSW 2130
Tel (02) 9799 5252
Mobile: 0431 734 120

Email: andrew@hebdenarchitects.com.au
Website: www.hebdenarchitects.com.au

