

Annexure C – SEPP 65 Design Quality Principles

Principle	Comment
<p>Principle 1: Context</p> <p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the 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.</p>	<p>The site is transitional in nature as is evidenced by the retail development to the south along Military Road and the residential development to the north and south and east.</p> <p>The design responds to this context creating a mixed use retail/residential building which is an acceptable use within this portion of Military Road.</p>
<p>Principle 2: Scale</p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<p>Subject to conditions the height, bulk and scale of the development is compatible with surrounding built form, and the future character of the area, it being noted that similar mixed use buildings on Military Road are of a similar scale.</p> <p>Subject to conditions, the scale of the development appropriately responds to Military Road and Hornsell Lane by providing for a stepped upper level setback which effectively reduces bulk.</p>
<p>Principle 3: Built form</p> <p>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.</p> <p>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.</p>	<p>The siting of the building provides for acceptable internal and external separation. The street façades are appropriately modulated with the incorporation of balconies.</p> <p>The built form of the development is assessed as contributing more positively to the streetscape than the existing retail development in terms of visual interest and increased passive surveillance.</p> <p>The amended scheme is assessed as providing a higher quality of built form than that which was approved.</p>

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<p>Principle 5: Resource, energy and water efficiency</p> <p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</p> <p>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.</p>	<p>The proposal satisfies the appropriate sustainability guidelines as is evidenced within the submitted BASIX certificate.</p>
<p>Principle 6: Landscape</p> <p>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.</p> <p>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 co-ordinating 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.</p> <p>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p>	<p>The existing development on site does not provide any landscaped area.</p> <p>The site has a basement car park that s The proposal increased this landscaped area to 108.4m². This amount of open space including designated communal open space was assessed as reasonable.</p>
<p>Principle 7: Amenity</p> <p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>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</p>	<p>The design provides for adequate amenity due largely to the dual aspect that all apartments enjoy. This is due to the internal courtyard and two wing approaches to the design, with units fronting both Military Road and Hornsell Lane.</p> <p>The proposal is satisfactory with regard to internal amenity including cross ventilation. The dwellings are of appropriate size and contain reasonable amenities.</p>

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<p>Principle 8: Safety and security</p> <p>Good design optimises safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity 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 spaces.</p>	<p>The proposal provides for acceptable safety and security for residents with appropriate entrances and dwelling layouts. The building represents a significant increase in public safety in that the change of use from a poorly utilized retail use to a mixed use residential/retail use. There will be an increase in passive surveillance on Hornsell Lane.</p>
<p>Principle 9: Social dimensions</p> <p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</p>	<p>The proposal is satisfactory with regard to social dimensions, providing for a mix of 1 bedroom, 2 bedroom and 3 bedroom dwellings in an appropriate location.</p>
<p>Principle 10: Aesthetics</p> <p>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.</p>	<p>The proposed materials and finishes predominately consisting of rendered concrete, zinc cladding and face brick, which are compatible within the locality.</p>