

Design Verification Statement

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SEPP 65 DESIGN VERIFICATION STATEMENT
160 Great Western Highway, Mays Hill, NSW 2145
Issue B – October 2015

SEPP 65 Urban Design Principles

SEPP 65 includes 10 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under SEPP 65. The SEPP requires that before determining a development application for residential flat development, the consent authority must consider the design quality principles.

The following statement of consistency with the SEPP 65 Design Principles has been prepared and signed by the nominated architect as required under the policy.

Design Principle	Consistent	Comment
1. Context	Yes	<i>“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.”¹</i> The site is on Great Western Highway with a 40.54m frontage. It reflects the shape of its site and follows the desired future pattern of mixed use built forms, as appropriate for its B6 zoning: Enterprise Corridor, height and FSR controls and governing DCP: Holroyd DCP 2013 – Part N – Transitway Station Precinct Controls. The proposed elevation is a contemporary interpretation of an established urban principle in the area, taking into consideration modern aesthetics and amenity standards. Vehicle entry is at the rear of the site, on Hannah Street, in accordance with the planning desires of the council, allowing for a continuous active frontage along Great Western Highway.
2. Scale	Yes	<i>“Good design provides as appropriate scale in terms of the bulk and height that suites 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.”¹</i> The proposal is considered appropriate for the site and commensurate in scale and height with its surroundings. The height & FSR limits are indicative of an emerging higher mixed use density precinct. The height and scale of the building is appropriate to the B6 zoning: Enterprise Corridor and governing DCP: Holroyd DCP 2013 – Part N – Transitway Station Precinct Controls.

3. Built Form	Yes	<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. 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.”¹</i> The built form meets Great Western Highway with a continuous street edge as prescribed by the DCP for the area. Height limits are abided to, creating a building that rises up to Great Western Highway, in accordance with the LEP height limits and hence desired built form. See DA10 & DA11 for elevations showing height limits. The built form allows views onto common areas and the street, maximising local views and minimizing obstructions. The built form also provides passive surveillance yet also providing privacy through room orientation, window location, balconies and screening.
4. Density	Yes	<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). 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.”¹</i> The proposal meets the FSR controls, providing an amount of housing and commercial space that is appropriate to the needs of this growing area of Sydney. The design is in line with the desired future character of the area, which is for a higher density. The area is close to public transport and public amenities for residents, hence making it appropriate for an increasing in density from what currently exists, in line with planning controls.

5. Resources, Energy and Water Efficiency	Yes	<i>“Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. 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.”¹</i> The building design reflects a considered and efficient use of natural resources through effective cross-flow ventilation within 62.92% of units. Effective cross-ventilation minimises the use of air conditioning, hence minimizing carbon emissions. The design is compliant with the recommendation of the Residential Flat Design Code (RFDC-60%). Sustainability is integral to the design; aspects include selection of appropriate and sustainable materials, passive solar design principles & use of energy efficient appliances. The building will incorporate other energy and water efficient devices appropriate to specification of the building and awareness of needs. Details are provided in the BASIX report. The site is located within a short walking distance of public transport. This convenience minimises the daily usage of private cars by residents, hence considerably minimising fossil fuel emissions. Provision of considerable common open space, served by recreational facilities such as a barbeque, seating and children’s play space minimises time spent indoors, hence further minimising emissions from use of internal services. Waste is removed in an environmentally considerate manner during and after construction, as outlined in the Waste Management Plan.
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6. Landscape	Yes	<i>“Good design recognizes 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. 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. 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.”¹</i> The common open spaces and private open spaces, including deep soil zones will be landscaped for residents' amenity, featuring significant landscaping features, including large trees at the rear of the site, enhancing the site's natural environmental performance, and providing pleasant areas of natural vegetation for residents. Planting along the street frontage softens the appearance of the building from the street and provides sun shelter to the public. Body corporate will manage the maintenance of common areas to ensure their ongoing health & appearance. Refer to the Landscape architect's documentation for further information and details. As required by SEPP65, aesthetic quality and amenity are provided through the considerate integration of landscape and built form.
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7. Amenity	Yes	<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.”¹</i> Solar Access This proposal achieves 3 hours (minimum) direct solar access to primary living spaces of 63 out of 89 residential units, which complies with the 70% minimum guideline as per SEPP65. Visual and acoustic privacy The layouts of individual apartments are configured in a way to assure rooms of similar function are adjacent to common walls (where practicable). Design protects resident’s ability to carry out private functions within all rooms and private open spaces without compromising views, outlook, ventilation and solar access or the functioning of internal and external spaces. Pedestrian and vehicle access to the site is easily recognisable. Lighting is provided to entry and common areas for safe after hour access. Apartment layouts, private open spaces Individual layouts are fully functional, consistent with spatial recommendations of RFDC. Dwellings feature internal storage areas as per recommendations of RFDC; all apartments are provided with additional storage areas in the basement for larger objects like sporting equipment, to the minimum volumes required. Balconies and courtyards are linked to Living and Bedroom areas, and are of sufficient size to accommodate the required seating arrangements and comply with the requirements of RFDC. 15% of units (14 of 89) are adaptable. Natural ventilation 62.92% of units (56 of 89) are naturally cross-ventilated (RFDC guideline – 60%)
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8.Safety & Security	Yes	<i>“Good design optimises safety and security, both internal to the development and for the public domain. 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.”¹</i> Proposed orientation of building, floor layouts and provision of balconies provide natural passive surveillance of Great Western Highway and common open spaces. Appropriate security arrangements are incorporated at pedestrian entry lobbies, the basement vehicle entry and access to common open spaces. All pedestrian areas are designed to provide clear sight lines and minimise potential for ‘hiding’ places for attacks. The main entry, lift lobby and hallways will be well lit for better visibility at night. Fences and gates are of a height and rigidity to provide visual privacy and physical security to common open spaces and private areas. Pedestrian entry is well separated from vehicular entry to the rear, providing safe pedestrian access to the building. Storage cages will be of chain wire partitioning to allow visual sight lines.
9.Social Dimensions	Yes	<i>“Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. 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.”¹</i> The proposed development mix of 12 x 1 bed, 69 x 2 bed and 8 x 3 bed units will complement and extend the range and diversity of residential accommodation available in the area. 14x adaptable units (14.88 = 15% of total) are included within this apartment type mix. Refer to access report for further details.

10.Aesthetics	Yes	<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>¹ An appropriate composition of building elements, material textures and colours has been utilised to create an interesting façade and reflect the building's mixed use character. The façade fits into the continuous frontage intended for the area by the council. The articulation of the building facades and the building's massing composition seek to find balance with its surroundings. The Great Western Hwy frontage follows the base, middle, top building typology encouraged by the SEPP65 guidelines.
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CONCLUSION

I hereby confirm the submitted design satisfies and in parts exceeds the 10 Design Principles stipulated in SEPP 65.

Mr. Andre Mulder has been responsible for the design of the project since its inception and has commissioned on behalf of the applicant related professionals and experts in respect of the matter.

Mr. Andre Mulder has supervised preparation of and reviewed the architectural drawings and is satisfied that the design meets the intent of the design quality principles as set out in Part 2 of State Environmental Planning Policy No. 65 Design quality of residential Flat Development.



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¹Exerpts from SEPP65 Design Quality Principles, Residential Flat Design Code, 2002, NSW Planning Department