

ATTACHMENT E: SEPP 65 Design quality principles

The following is an assessment of the development proposal in respect to the design quality principles of SEPP 65:

Principle 1: Context and neighbourhood character

Comment:

The proposed development is consistent with the local context being an area comprising five (5) storey residential flat buildings in close proximity to Gordon Town Centre. The scale, built form and density of the proposed building responds to the desired future character of the locality as intended by provisions of Ku ring gai Local Environmental Plan (Local Centres) 2012 and Ku ring gai Local Centres Development Control Plan.

Principle 2: Built form and scale

Comment:

The proposal is for a five (5) storey building being of similar scale, bulk and height to nearby residential flat buildings along Dumaresq Street and is of an appropriate design for this locality given the topography of the site and surrounds.

The proposed building is of an appropriate built form for the site given that it well articulated, addressing both street frontages and also steps down the site following the topographic characteristics of the site.

Principle 3: Density

Comment:

The density of the development is consistent with existing and future densities of the area as identified by Ku ring gai Local Environmental Plan (Local Centres) 2012 and Ku ring gai Local Centres Development Control Plan.

Principle 4: Sustainability

Comment:

A BASIX Certificate has been lodged which indicates that the building will satisfy the energy and water use targets set by the BASIX SEPP. The proposal also satisfies principles in terms of passive solar design, cross ventilation and re use of water.

Principle 5: Landscape

Comment:

The proposed development will achieve a good landscape outcome for the site that responds to the desired future character of the area as well as creating an aesthetic quality and amenity for occupants, adjoining properties and the public domain.

Principle 6: Amenity

Comment:

The proposal satisfies relevant guidelines in respect to apartment size, access to sunlight, ventilation, visual and acoustic privacy, storage and access requirements ensuring good amenity for both occupants of this residential flat building and adjoining property occupants.

Principle 7: Safety

Comment:

The development optimises safety and security, both internal to the development and for the public domain in that passive casual surveillance is achieved by the building addressing two street frontages and by provision of suitable openings and secure entrances.

Principle 8: Housing diversity and social interaction

Comment:

The development will include a mix of apartment sizes thus providing a range of options for residents with inclusion of some smaller units to create more affordable housing in this locality. Therefore the proposal responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

Principle 9: Aesthetics

Comment:

The aesthetics of the proposed building responds to the environment and local context and will contribute to the desired future character of the area.