

SEPP 65 ASSESSMENT REPORT

**TWO STAGE MIXED USE DEVELOPMENT AND
SUBDIVISION COMPRISING OF:**

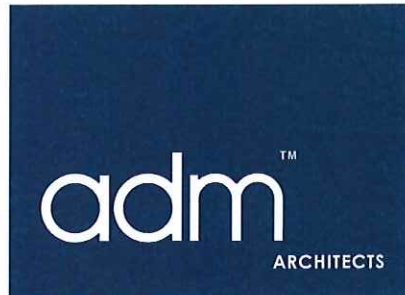
**STAGE 1 – 64 APARTMENTS OVER COMMERCIAL
TENANCIES AND BASEMENT PARKING WITH
CREATION OF NEW ACCESS ROAD**

**STAGE 2 – 93 APARTMENTS OVER COMMERCIAL
TENANCIES AND BASEMENT PARKING**

AT

**LOT 4212 DP 809265
BENSON AVENUE,
SHELLHARBOUR**

Prepared By



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1.0 INTRODUCTION

This report should be read in conjunction with the architectural drawings provided in the Development Application set. The report responds to each of the ten SEPP 65 Design Quality Principles in the 2015 Apartment Design Guide (ADG), and includes a compliance table and associated comments which respond to each of the relevant numerical 'Rules of Thumb' contained within the ADG.

2.0 DESIGN VERIFICATION

I, Angelo Di Martino, director of ADM ARCHITECTS, verify that I contributed and directed the design of this residential flat development, and that the design quality principles set out in Part 2 of SEPP No. 65 - Design Quality of Residential Flat Development are achieved for the redevelopment of the Benson Avenue site.

Signed:



Name:

Angelo Di Martino DIRECTOR B.Arch (Hon) AIA

NSW ARB No.

7608

3.0 SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Statement of Compliance:

The proposal has been developed in relation to the desired future character of the area as set out in the 2013 Local Environmental Plan. The proposal provides residential uses above commercial premises consistent with the objectives of the zoning. The siting of the building responds to its inner city location, its relationship to the specific topographic situation and the varying environmental conditions of the site. These responses result in a building form and articulation that will contribute to the existing and future desired streetscape.

Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation 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.

Statement of Compliance:

The proposed building is appropriate in terms of its bulk and height. Its overall height extends beyond what is identified as the maximum permissible height for the site as defined by the 2013 Local Environmental Plan, but is in keeping with the permissible height of the adjoining property. A Clause 4.6 'Exception to Development Standards' statement, which justifies this non-compliance, is contained in Section 10 of the Statement of Environmental Effects.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Statement of Compliance:

The proposal meets the density objectives of the site as defined by the 2013 Local Environmental Plan.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

Statement of Compliance:

Apartments have been designed to optimise thermal performance, provide increased amenity to occupants and reduce greenhouse emissions and therefore the cost of energy supply. Where possible, layouts promote cross ventilation and northern orientation. Even though the proposal is located within a commercial zone, extensive areas of deep soil planting have been provided to promote biodiversity.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Statement of Compliance:

The landscape design is integrated with the building design and arrangement of external public and communal spaces. The landscape elements proposed play an important role in defining the key spaces within and around the site and enhance the occupants' privacy across public and private thresholds. The species proposed have been selected in consideration of the climatic conditions on the site, the existing ecosystem, water management on the site and their long term success in relation to these factors. There is no existing vegetation within the site to be maintained.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

Statement of Compliance:

The building has been designed to optimise unit internal amenity, maintain the amenity of the adjoining properties and provide adequate open space between them. The site layout meets the requirements for accessibility and building separation. Appropriate room sizes and shapes are provided and supported by access to sunlight and ventilation, sufficient storage, efficient layouts and service areas. Access to sunlight, ventilation and views are maximised throughout.

Principle 7: Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Statement of Compliance:

The proposal optimises safety and security both within the development and public domain. Apartment layouts have been designed to provide overlooking of the public and communal spaces whilst providing privacy for the occupants. The public spaces are clearly defined and distinct from private and communal open space. They are well lit and avoid dark, dead end spaces that are not visible. The building entry points are clearly defined from the public domain.

Principle 9: Housing Diversity and social interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

Statement of Compliance:

The proposal includes a range of uses appropriate to the area and a range of apartment sizes, types (including 1, 2 and 3 bed and adaptable unit types), layouts and costs that will contribute to the rich community life of the area. The proposal also includes communal space at both ground and roof levels, providing opportunities for a broad range of residents to interact.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Statement of Compliance:

The proposal contributes to both the existing streetscape and the desired future character of the area. The building's structure and architectural proportions respond both to its internal uses and external environmental factors, resulting in a positive architectural aesthetic comprising of forms, materials and colours.

4.0 SEPP 65 COMPLIANCE TABLE

The following section outlines how the primary design objectives outlined in the Apartment Design Guide are achieved in relation to the design criteria. Those design criteria which have a numerical percentage compliance figure are included within the table attached below. The standards which quantify a compliance figure, e.g. minimum balcony widths, are addressed within the commentary section.

BLOCK A									
LEVEL	UNIT	TYPE	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
L1	A101	3B	105m ²	60m ²	21m ²	1	1	1	0
	A102	2B	91m ²		18m ²	1	1	0	0
	A103	1B	58m ²		9m ²	1	0	0	0
	A104	1B	58m ²		9m ²	1	0	0	0
	A105	2B	90m ²		11m ²	1	1	0	0
	A106	2B	90m ²		11m ²	1	1	0	0
	A107	1B	58m ²		9m ²	1	0	0	0
	A108	1B	58m ²		15m ²	1	0	0	0
	A109	2B	91m ²		28m ²	1	1	0	0
	A110	3B	104m ²		14m ²	0	1	1	0
L2	A201	3B	105m ²	60m ²	13m ²	1	1	1	0
	A202	2B	91m ²		16m ²	1	1	0	0
	A203	1B	58m ²		13m ²	1	0	0	0
	A204	1B	58m ²		9m ²	1	0	0	0
	A205	2B	90m ²		9m ²	1	1	0	0
	A206	2B	90m ²		9m ²	1	1	0	0
	A207	1B	58m ²		9m ²	1	0	0	0
	A208	1B	58m ²		13m ²	1	0	0	0
	A209	2B	91m ²		16m ²	1	1	0	0
	A210	3B	104m ²		12m ²	0	1	1	0
L3	A301	3B	105m ²	60m ²	13m ²	1	1	1	0
	A302	2B	91m ²		16m ²	1	1	0	0
	A303	1B	58m ²		13m ²	1	0	0	0
	A304	1B	58m ²		9m ²	1	0	0	0
	A305	2B	90m ²		9m ²	1	1	0	0
	A306	2B	90m ²		9m ²	1	1	0	0
	A307	1B	58m ²		9m ²	1	1	0	0
	A308	1B	58m ²		13m ²	1	1	0	0
	A309	2B	91m ²		16m ²	1	1	0	0
	A310	3B	104m ²		12m ²	0	1	1	0

BLOCK A (continued)									
LEVEL	UNIT	TYPE	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
L4	A401	2B	92m ²	40m ²	40m ²	1	1	1	0
	A402	2B	94m ²		39m ²	1	1	1	0
	A403	1B	66m ²		31m ²	0	1	1	0
	A404	3B	104m ²		35m ²	1	1	0	0
TOTALS			2765m ²	220m ²	528m ²	30	24	9	0

BLOCK B									
LEVEL	UNIT	TYPE	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
L1	B101	2B	70m ²	54m ²	12m ²	0	0	0	0
	B102	1B	58m ²		17m ²	0	1	1	0
	B103	2B	93m ²		27m ²	1	1	0	0
	B104	2B	83m ²		34m ²	1	0	0	0
	B105	2B	84m ²		23m ²	1	1	0	0
	B106	2B	84m ²		23m ²	1	1	0	0
	B107	2B	83m ²		34m ²	1	0	0	0
	B108	2B	93m ²		47m ²	1	1	0	0
	B109	1B	56m ²		12m ²	0	1	1	0
	B110	2B	70m ²		12m ²	0	0	0	0
L2	B201	2B	70m ²	58m ²	12m ²	0	0	0	0
	B202	1B	58m ²		12m ²	0	1	1	0
	B203	2B	93m ²		17m ²	1	1	0	0
	B204	2B	86m ²		18m ²	1	0	0	0
	B205	2B	84m ²		11m ²	1	1	0	0
	B206	2B	84m ²		11m ²	1	1	0	0
	B207	2B	86m ²		18m ²	1	0	0	0
	B208	2B	93m ²		17m ²	1	1	0	0
	B209	1B	56m ²		12m ²	0	1	1	0
	B210	2B	70m ²		12m ²	0	0	0	0
L3	B301	2B	70m ²	58m ²	12m ²	1	1	0	0
	B302	1B	58m ²		12m ²	0	1	1	0
	B303	2B	93m ²		17m ²	1	1	0	0
	B304	2B	86m ²		18m ²	1	1	1	0
	B305	2B	84m ²		11m ²	1	1	1	0
	B306	2B	84m ²		11m ²	1	1	1	0
	B307	2B	86m ²		18m ²	1	1	1	0
	B308	2B	93m ²		17m ²	1	1	0	0
	B309	1B	56m ²		12m ²	0	1	1	0
	B310	2B	70m ²		12m ²	1	1	0	0
TOTALS			2334m ²	170m ²	521m ²	20	22	10	0

STAGE 1 BLOCK A & B							
	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
TOTALS	5099m²	390m²	1049m²	50	46	19	0
OVERALL	5489m²						
PERCENTAGES				78%	72%	30%	0%
REQUIRED				>70%	>60%	>25%	<10%

BLOCK C									
LEVEL	UNIT	TYPE	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
L1	C101	2B	90m ²	97m ²	20m ²	1	1	0	0
	C102	2B	76m ²		13m ²	1	0	0	0
	C103	2B	75m ²		13m ²	1	0	0	0
	C104	2B	96m ²		18m ²	1	1	0	0
	C105	3B	108m ²		36m ²	0	1	1	0
	C106	2B	90m ²		19m ²	1	1	0	0
	C107	2B	76m ²		13m ²	1	0	0	0
	C108	2B	75m ²		13m ²	1	0	0	0
	C109	2B	96m ²		24m ²	1	1	0	0
	C110	1B	56m ²		11m ²	0	0	0	0
	C111	1B	56m ²		11m ²	1	0	0	0
	C112	2B	92m ²		26m ²	0	1	0	0
	C113	1B	60m ²		10m ²	0	0	1	0
L2	C201	2B	90m ²	100m ²	10m ²	1	1	0	0
	C202	2B	76m ²		13m ²	1	0	0	0
	C203	2B	75m ²		13m ²	1	0	0	0
	C204	2B	96m ²		16m ²	1	1	0	0
	C205	3B	108m ²		16m ²	0	1	1	0
	C206	2B	90m ²		10m ²	1	1	0	0
	C207	2B	76m ²		13m ²	1	0	0	0
	C208	2B	75m ²		13m ²	1	0	0	0
	C209	2B	96m ²		16m ²	1	1	0	0
	C210	1B	56m ²		11m ²	0	0	0	0
	C211	1B	56m ²		11m ²	1	0	0	0
	C212	2B	92m ²		18m ²	0	1	0	0
	C213	1B	60m ²		8m ²	0	0	1	0
L3	C301	2B	90m ²	100m ²	10m ²	1	1	0	0
	C302	2B	76m ²		13m ²	1	1	0	0
	C303	2B	75m ²		13m ²	1	1	0	0
	C304	2B	96m ²		16m ²	1	1	0	0
	C305	3B	108m ²		16m ²	0	1	1	0
	C306	2B	90m ²		10m ²	1	1	0	0
	C307	2B	76m ²		13m ²	1	0	0	0
	C308	2B	75m ²		13m ²	1	0	0	0
	C309	2B	96m ²		16m ²	1	1	0	0
	C310	1B	56m ²		11m ²	0	0	0	0
	C311	1B	56m ²		11m ²	1	0	0	0
	C312	2B	92m ²		18m ²	0	1	0	0
	C313	1B	60m ²		8m ²	0	0	1	0

BLOCK C (continued)									
LEVEL	UNIT	TYPE	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
L4	C401	2B	100m ²	46m ²	24m ²	1	1	0	1
	C402	3B	117m ²		43m ²	1	1	1	0
	C403	2B	101m ²		46m ²	1	1	1	0
	C404	2B	79m ²		30m ²	1	1	1	0
	C405	2B	89m ²		29m ²	1	1	1	0
	C406	2B	74m ²		33m ²	1	1	1	0
TOTALS			3698m ²	343m ²	768m ²	33	26	11	1

BLOCK D									
LEVEL	UNIT	TYPE	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
L1	D101	2B	84m ²	92m ²	15m ²	1	1	0	0
	D102	1B	56m ²		24m ²	1	0	0	0
	D103	1B	58m ²		24m ²	1	0	0	0
	D104	2B	96m ²		28m ²	1	1	0	0
	D105	2B	98m ²		16m ²	0	1	1	0
	D106	2B	70m ²		12m ²	0	0	0	0
	D107	2B	99m ²		24m ²	1	1	0	0
	D108	2B	76m ²		28m ²	0	0	0	1
	D109	2B	75m ²		28m ²	0	0	0	1
	D110	2B	96m ²		37m ²	1	1	0	0
	D111	1B	56m ²		11m ²	1	0	0	0
	D112	1B	56m ²		11m ²	0	0	0	0
	D113	2B	92m ²		26m ²	0	1	0	0
	D114	1B	60m ²		15m ²	0	0	1	0
L2	D201	2B	84m ²	98m ²	10m ²	1	1	0	0
	D202	1B	58m ²		9m ²	1	0	0	0
	D203	1B	58m ²		14m ²	1	0	0	0
	D204	2B	96m ²		16m ²	1	1	0	0
	D205	2B	98m ²		16m ²	0	1	1	0
	D206	2B	70m ²		12m ²	0	0	0	0
	D207	2B	99m ²		10m ²	1	1	0	0
	D208	2B	76m ²		13m ²	0	0	0	1
	D209	2B	75m ²		13m ²	0	0	0	1
	D210	2B	96m ²		16m ²	1	1	0	0
	D211	1B	56m ²		11m ²	1	0	0	0
	D212	1B	56m ²		11m ²	0	0	0	0
	D213	2B	92m ²		18m ²	0	1	0	0
	D214	1B	60m ²		8m ²	0	0	1	0

BLOCK D (continued)									
LEVEL	UNIT	TYPE	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
L3	D301	2B	84m ²	98m ²	10m ²	1	1	0	0
	D302	1B	58m ²		9m ²	1	1	0	0
	D303	1B	58m ²		14m ²	1	1	0	0
	D304	2B	96m ²		16m ²	1	1	0	0
	D305	2B	98m ²		16m ²	0	1	1	0
	D306	2B	70m ²		12m ²	0	0	0	0
	D307	2B	99m ²		10m ²	1	1	0	0
	D308	2B	76m ²		13m ²	0	0	0	1
	D309	2B	75m ²		13m ²	0	0	0	1
	D310	2B	96m ²		16m ²	1	1	0	0
	D311	1B	56m ²		11m ²	1	0	0	0
	D312	1B	56m ²		11m ²	0	0	0	0
	D313	2B	92m ²		18m ²	0	1	0	0
	D314	1B	60m ²		8m ²	0	0	1	0
L4	D401	2B	82m ²	43m ²	46m ²	1	1	1	0
	D402	1B	52m ²		16m ²	1	1	1	1
	D403	2B	91m ²		46m ²	1	1	1	1
	D404	2B	80m ²		30m ²	1	1	1	0
	D405	2B	89m ²		29m ²	1	1	1	0
	D406	2B	74m ²		33m ²	1	1	1	0
TOTALS			3688m ²	331m ²	853m ²	27	26	12	8

STAGE 2 BLOCK C & D							
	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
TOTALS	3688m²	331m²	1621m²	60	52	23	9
OVERALL	4019m²						
PERCENTAGES				65%	56%	25%	10%
REQUIRED				>70%	>60%	>25%	<10%

OVERALL							
	FLOOR AREA	LOBBY	POS AREA	SUNLIGHT ACCESS	CROSS VENT.	NATURAL VENT. TO KITCHEN	SOUTH ASPECT
TOTALS	8787m²	721m²	2670m²	110	98	42	9
OVERALL	9508m²						
PERCENTAGES				70%	62%	27%	6%
REQUIRED				>70%	>60%	>25%	<10%

5.0 APARTMENT DESIGN GUIDE CRITERIA COMMENTS

Cross Ventilation (minimum 60%)

The proposal exceeds the design guide requirement achieving natural cross ventilation to more than 62% of all apartments.

Daylight Access to living rooms and private open space (minimum 70%)

The proposal achieves more than 3 hours of direct sunlight access to 70% of all apartments between 9:00am and 3:00pm mid-winter.

Balcony Depths

All balconies meet and exceed the minimum requirements of 2m depth. In accordance with the ADG, all primary living spaces have direct access to weather covered private open space allowing for external access, ventilation and daylight.

Ceiling Heights

All apartments have ceilings at 2700mm height. Kitchens which are open plan may have bulkheads for service co-ordination. Non-habitable rooms including wet areas, corridors and bulkheads over habitable rooms are to be a minimum of 2400mm height to allow for service co-ordination.

Natural Ventilation to Kitchens (minimum 25%)

The proposal meets the design guide requirement to provide natural ventilation to kitchens by proposing that 27% of kitchens have operable windows.

Accessibility (minimum 10%)

Barrier free access is achieved to all apartments throughout have lift access and paving gradients compatible with access requirements. Sixteen (10%) apartments throughout are designed in accordance with AS4299 Adaptable Housing; facilitating future adaptability.

Communal/ Public Open Space

The building is sited to provide a number of communal and public open spaces. Public Open space is provided in the form of a new access road and pedestrian footpaths and connectivity to commercial shop fronts. Open space is provided between the buildings at podium level and at roof levels orientated to the north.

Apartment Layouts

Apartment layouts are designed to accommodate a variety of household activities and needs. Every habitable room or open plan space has a window greater than 10% of the room area. In open plan layouts the maximum habitable room depth is generally 8m from a window. Where the open plan exceeds 8m in depth, the apartments are orientated directly to the north. Living rooms to units are a minimum 4m wide and bedrooms are a minimum of 3m (excluding the wardrobe).

Deep Soil Zone

Because of the sites mixed use nature, landscape spaces are located around the site perimeter for screening and on the 'podium', adjoining and around the POS and in deep raised planter boxes adding to the overall soft landscaping. More than 30% of the site is dedicated to landscaping.

South Aspect Units

The development proposes 1 x 1 bed and 8 x 2 bed single aspect apartments with a southerly aspect, representing less than the maximum permissible of 15%.

Common Circulation Space

The maximum number of apartments off a common circulation core on a single level is 8. All residential lobby areas are provided with natural light and ventilation.

