

# State Environmental Planning Policy No. 65

## Principles

Principle	Proposed
<p><b>Principle 1: Context and neighbourhood character</b></p> <p>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.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>The amended proposal incorporates a good design that responds to and will contribute to its context, and importantly the desired future emerging high density urban character of the Rhodes West Station Precinct.</p> <p>The proposal is generally considered to be consistent with the planning controls in terms of the building envelopes and resultant bulk and scale within which will provide an acceptable amenity for future residents.</p> <p>The proposed through-site links will facilitate pedestrian permeability across the site and the proposed heliostat will help maintain solar access to the Rhodes Town Square enhancing the amenity for the public.</p>
<p><b>Principle 2: Built form and scale</b></p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>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.</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 proposed podium and towers achieve an appropriate built form for the site and having regard to the proposed uses it will accommodate.</p> <p>In terms of bulk and scale, setbacks, building alignments and proportions, the development will appropriately contribute to the character of the desired future of Rhodes West Station Precinct and includes articulation and interest to the elevations to minimise the perceived scale.</p> <p>In terms of height the proposal is consistent with the building height standard in CBLEP2013. However, Tower A exceeds the storey height control by one storey. The additional storey can be justified in this case as will not result in additional overshadowing or floor space outside the controls.</p> <p>The amendments to the scheme such as reducing the building width from 28m to 26m, improving private open space on level 3 and reducing the number of apartments per floor to 10 units will help to provide a good amenity of future residents in terms of solar access and quality and usability of private open space.</p> <p>The alignment of towers is considered appropriate in terms of building separation and maximising outlook from apartments and surrounding developments and is consistent with the Masterplan. The building separation is 51.6 metres between the two towers and exceeds and provides high level of amenity and privacy.</p>

	<p>The podium does form a base to the towers and relates well to the pedestrian environment. The towers have been appropriately setback beyond the podium with limited floor plates and design which provides effective articulation. Parking and services associated with the development have been concentrated away from the street frontage and within basement levels.</p> <p>The public plaza and street frontage has been well acknowledged by the proposal which does provide a strong / distinctive edge, with the incorporation of retail tenancies at ground providing further interface and activation.</p> <p>There is no roof over the public plaza which ensures which will help create a sense of openness from the ground floor and to ensure that daylight penetrates the plaza.</p> <p>Public artwork within the development (as indicatively shown on plans) will also provide an identity to the site.</p>
<p><b>Principle 3: Density</b></p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>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.</p>	<p>The proposed building incorporates a density that is consistent with the size of the site, its context, and can be readily accommodated by the availability of infrastructure, public transport options, future community facilities and access to jobs within the podium retail centre.</p> <p>The amended plans reduced the maximum number of apartments per floor from 12 to 10. The reduction in apartments per floor have improved amenity for future residents in terms of solar access and ventilation, which also indicates that the proposed density is appropriate for the site.</p> <p>The proposal generally addresses the requirements of the Apartment Design Guide with individual residential apartments provided with a good level of amenity by the functional building design and liveable internal layout of apartments.</p> <p>The proposal is accompanied by a series of detailed landscape plans that provide an appropriate public domain setting for the building and its land uses.</p>
<p><b>Principle 4: Sustainability</b></p> <p>Good design combines positive environmental, social and economic outcomes.</p> <p>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.</p> <p>Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	<p>The amended proposal incorporates a well-considered and high quality design that will achieve and number of positive environmental, social and economic outcomes.</p> <p>The amended plans increased the solar to 73% of the residential apartments for 2 hours between 9am and 3pm on the winter solstice. Furthermore the proposal provides a good level of natural cross ventilation (74%) of apartments up to level 9.</p> <p>This will improve the amenity and liveability apartments as well as reducing reliance upon energy for heating and cooling.</p> <p>BASIX Certificates have been submitted in respect of the proposal and do achieve recommended targets.</p>

	The provision of housing and retail uses, near services, transport infrastructure and amenities enhances liveability and ensures future occupants are near jobs and services, reducing the dependence on cars.
<p><b>Principle 5: Landscape</b></p> <p>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.</p> <p>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.</p> <p>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p>	<p>The application is accompanied by an integrated landscape concept and plans that will result in an attractive development with good amenity for the retail and residential uses. The site is located in a high density mixed use urban environment and provision of well-considered landscaping to such sites can represent a challenge.</p> <p>No deep soil landscaping is proposed, which reduces the provision of natural features on the site. However, street trees and planter boxes will be provided on the ground floor and on top of the podium. These elements will be appropriately irrigated.</p> <p>The landscape design enables building usability, encourages opportunities for social interaction and provides an appropriate landscape setting for the site.</p>
<p><b>Principle 6: Amenity</b></p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>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.</p>	<p>The proposed apartments are generally designed with appropriate room dimensions and layouts to maximise the amenity for future residents. The amended proposal incorporates good design for achieving solar access, natural ventilation, visual and acoustic privacy.</p> <p>Apartments have all been provided with private open space areas in the form of balconies or winter gardens. However, only 60% of the proposed balconies comply with the ADG in terms of size and depth. The non-compliances are minor and in this case, can be considered acceptable as the intent and useability of the balconies are not adversely impacted on.</p> <p>Storage areas have been provided within each unit with separate storage cages are provide for each unit within the basement levels.</p> <p>The proposal provides convenient and safe access via central lifts connecting the basement car parks and all other levels.</p> <p>The amended building achieves a high level of amenity for both residents of the proposed apartments and protects the amenity of users of surrounding buildings.</p>

**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.

The activation of street frontages, through site links and the mix of uses on the site will stimulate pedestrian movement and activity and will maximise passive surveillance and promotes safety for all users.

Secure access will be provided to the residential component of the building with shutters also securing and limiting access to car parking and loading areas.

**Principle 8: 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.

The amended proposal reduced the number of apartments from 668 to 548 units. The proposal now has a mix of 116 x 1 bedroom, 220 x 2 bedroom and 212 x 3 bedroom apartments.

The proposal incorporates an appropriate mix of apartments that will provide diverse housing choice for different demographics and living needs. The proposed development also encourages social interaction through the design of common areas and the communal open space on top of the podium.

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.

**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 podium is setback 3.6m and 2.6m from the street edge on Walker Street and Marquet Street respectively. The podium level will have strong horizontal elements and is articulated through breaks in the façade and materials. The podium will provide a good quality design when viewed from these streets.

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.

The towers will provide visual interest, particularly with the heliostat on the roof of Tower A. The podium and towers have been well articulated and in terms of materials and finishes has utilised white render, extensive blue glazing, sandstone walls and timber cladding. Which is considered to be an appropriate high level finish.