

SEPP 65 DESIGN VERIFICATION STATEMENT

23-27 Marshall Street, Bankstown, NSW 2200

Issue A – December 2015

SEPP 65 Urban Design Principles

SEPP 65 includes 9 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 apartment 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 & Neighbourhood Character	Yes	<p><i>"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."</i>¹</p> <p>The site is a regular shaped corner 1,837.72 sqm land parcel on the western side of Marshall Street with frontage of approx 45m and to the northern side of De Witt Street with frontage of approx 39m.</p> <p>To the west directly adjacent is an existing 4 storey residential flat building and to the south on the opposite side of De Witt Street is a 4 storey residential flat building. Other similar developments exist in the general locality. Single storey dwellings on typical suburban land parcels characterise the remainder of the area. The area is zoned R4 and is in transition to similar higher density development.</p> <p>The proposal responds directly to the shape of its site and demonstrates compatibility with the prescriptive measures to achieve the desired character as required by the DCP 2015.</p> <p>The proposal is a contemporary interpretation of the DCP, taking into consideration modern aesthetics and amenity standards.</p> <p>The vehicular entry to basement parking is located on the northern boundary off Marshall Street.</p>

<p>2. Built Form & Scale</p>	<p>Yes</p>	<p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></p> <p><i>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."</i></p> <p>The proposal is considered appropriate for the site and commensurate in scale and height with the desired future character.</p> <p>The building is within the 13m height limit with minor breaches over the height limit of the lift over run and clerestory windows. These are set back and for the most part will not be seen. The lift over run is architecturally treated as a roof feature and the clerestory windows are integrated into the overall design.</p> <p>The design provides a sensitive transition between existing residential buildings in the vicinity and the future ones, allowed for by planning controls.</p> <p>The massing and modelling of the built form has been carefully developed to achieve an aesthetically pleasing outcome and composition with articulated facades that assist in reducing the visual mass of the facades and provide a positive addition to the streetscape.</p> <p>An open communal space of approx 396 sqm is provided for residents' use on ground level at the northern rear boundary, ideally located to capture north sun.</p>
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3. Density	Yes	<p><i>"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."</i>¹</p> <p>The development includes an affordable housing component that allows a bonus FSR ratio of 0.5:1 over the LEP FSR of 1.0:1 for a total of 1.5:1 FSR maximum. The actual FSR for the scheme is 1.44:1 with 32 apartments.</p> <p>The development provides access to high frequency bus services within 400m to Chapel Street and is within walking distance to Bankstown station and commercial precinct. There is also easy access to nearby parks and open space.</p> <p>Density is within the planning controls and is appropriate for the precinct.</p> <p>The scheme provides a high level of amenity for residents with functional apartment layouts, good solar aspect, sunny usable communal open space, substantial landscaped setback areas and a contemporary, modern aesthetic to the development.</p>
4. Sustainability	Yes	<p><i>"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."</i>¹</p> <p>Approx 72% of apartments receive 3 hours sun between 9am – 3pm on June 21st and approx 63% of apartments are naturally cross ventilated according with requirements of the Affordable Housing SEPP. Passive solar design has been carefully considered to maximise access to sun but also to exclude it in the summer months with slab projections acting as shading devices.</p> <p>The building will include a selection of appropriate and sustainable materials, energy efficient appliances and incorporate other energy and water efficient devices appropriate to specification of the building and awareness of needs. Details are provided in the BASIX Report.</p>

<p>5. Landscape</p>	<p>Yes</p>	<p><i>"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.</i></p> <p><i>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, provides for practical establishment and long term management. "</i>¹</p> <p>The common open spaces will be landscaped for residents' amenity enhancing the site's natural environmental performance, and providing pleasant areas of natural vegetation for residents.</p> <p>Planting along the street frontage softens the appearance of the building from the street and provides good amenity and outlook. Good areas of deep soil allow for substantial planting</p> <p>The 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.</p> <p>As required by SEPP65, aesthetic quality and amenity are provided through the well considered integration of landscape and built form.</p> <p>Refer to Landscape architect's documentation for further information and details.</p>
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<p>6. Amenity</p>	<p>Yes</p>	<p><i>"Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</i></p> <p><i>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.</i> ¹</p> <p>Solar Access</p> <p>The proposal achieves 3 hours (minimum) direct solar access to primary living spaces of 23 out of 32 residential units (71.9%), which complies with the 70%, 3 hour minimum guideline as per the Affordable Housing SEPP.</p> <p>Visual and acoustic privacy</p> <p>The layouts of individual apartments are configured in a way to assure rooms of similar function are adjacent to common walls (where practicable). The 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.</p> <p>Pedestrian and vehicle access to the site is easily recognisable. Lighting is provided to entry and common areas for safe after-hours access.</p> <p>Apartment layouts, private open spaces</p> <p>Individual layouts are fully functional, consistent with spatial recommendations of the ADG.</p> <p>Dwellings feature internal storage areas as per recommendations of the ADG; all apartments are provided with additional storage areas in the basement for larger objects like sporting equipment, to the minimum volumes required.</p> <p>Balconies and terraces are linked to Living and Bedroom areas, and are of sufficient size to accommodate the required seating arrangements and comply with the requirements of the ADG.</p> <p>Two apartments are adaptable.</p> <p>Natural ventilation</p> <p>62.5% of units (20 of 32) are naturally cross-ventilated (ADG guideline – 60%)</p>
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7. Safety	Yes	<p><i>“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.”¹</i></p> <p>The proposed orientation of building, floor layouts and provision of balconies provide natural passive surveillance of public domain and common open space.</p> <p>Appropriate security arrangements are incorporated at pedestrian entry lobbies and access to common open spaces. All pedestrian areas are designed to provide clear sight lines and minimise potential for “hiding” places for attacks.</p> <p>Storage cages will be of chain wire partitioning to allow visual sight lines.</p>
8. Housing Diversity and Social Interaction	Yes	<p><i>“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, providing opportunities for social interaction amongst residents.”¹</i></p> <p>This proposed development consisting of 32 units with a mix of 1 and 2 bedroom units will complement and extend the range, diversity and affordability of residential accommodation available in the area.</p> <p>The unit mix consists of 3 x one bedroom units (9%) and 29 x two bedroom units (91%).</p> <p>2x accessible car spaces & 2x adaptable units are included within this development.</p> <p>See Access Report.</p>

<p>9. Aesthetics</p>	<p>Yes</p>	<p><i>"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 well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape."</i></p> <p>An appropriate composition of building elements, material textures and colours has been utilised to create interesting façades and reflect the building's residential character.</p> <p>The external appearance of the building is contemporary and utilises a limited range of complimenting colours. The articulation of the building facades and the design's massing composition seeks to find balance with its surroundings</p>
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Mr. Ian Conry 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. Rustom Kudinar-Kwee has prepared, 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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for

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