

SEPP 65 DESIGN VERIFICATION STATEMENT
8-12 Burbang Crescent, Rydalmere NSW 2150
Issue A – February 2016



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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></p> <p>The site is an irregular shaped land parcel on the southern side of Burbang Crescent with a total front boundary width of approximately 40.5m and a frontage to Hannibal Macarthur Park to the north west of 49.155m.</p> <p>To the east, a public laneway of approximately 4m width links to South Street to the south. To the south, a 3 storey residential development has recently been completed.</p> <p>The area is zoned R4 and is in transition to higher density with a number of similar proposals under construction, approved or under consideration by council.</p> <p>The proposal responds to the irregular shape of the site and immediate context and demonstrates compatibility with the prescriptive measures to achieve the desired character as required by the DCP 2011.</p>

2. Built Form & Scale	Yes	<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 with the desired future character.</p> <p>The frontage presented from the north to Burbang Crescent and the park resulting from the site configuration is resolved through clear articulation and massing of solid to balcony elements.</p> <p>An 11m height limit applies to the site allowing for 3 full storeys. The proposed fourth storey exceeds the height limit however is substantially set back from the bulk of the facades with the greatest mass located centrally within the building form. Almost half of this upper floor area is unenclosed roofed/ pergola communal open space area or corridor space.</p> <p>The fourth floor element to the rear south eastern portion of the building form is setback 2.2 – 3.5m with a portion of the roof form projecting slightly through the height plane. This building mass takes advantage of a natural depression in the site that occurs at this corner of the site.</p> <p>The massing and modelling of the scheme accentuates a horizontal building form with clearly base middle and top.</p> <p>Landscaping is designed to create a softening interface with the park edge and provide a positive addition to the streetscape.</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 0.8:1 for a total of 1.3:1 FSR maximum. The actual FSR for the scheme is 1.3:1 with 39 apartments, 21 of these allocated as affordable housing.</p> <p>The development provides access to high frequency bus services within 400m to South Street via the laneway and is within reasonable proximity to schools, universities and the Parramatta CBD as well the adjacent park. The development is approximately 680m walking distance to Rydalmere Ferry Wharf and the Sydney Ferry Service.</p> <p>Allowing for the affordable housing SEPP the density is within the planning controls and is appropriate for the precinct.</p> <p>The setbacks follow the applicable controls and were established in close consultation with the planning consultant. The proposed density is considered appropriate for the site and commensurate with its surroundings.</p> <p>The scheme provides a high level of amenity for residents with functional apartment layouts, good solar aspect, sunny usable communal open space particularly at roof level and substantial landscaped setback areas.</p>
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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 71.79% of apartments receive 3 hours sun between 9am – 3pm on June 21st and approx 62% of apartments are naturally cross ventilated according with requirements of the Affordable Housing SEPP.</p> <p>Passive solar design has been carefully considered to maximise access to sun but also to exclude it in the summer months with slab projections and window hoods 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>
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<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. Setbacks are substantial and provide extensive landscaped area for residents outlook, privacy and amenity.</p> <p>Landscaping is designed to create a softening interface with the park edge and provide a positive addition to the streetscape.</p> <p>The common open space measures 826.7m² (33.77% of net site area). This area, and private courtyards on ground floor, will be landscaped for residents' amenity.</p> <p>The site features a total of 743.4m² (30.37% of net site area) of deep soil area.</p> <p>The body corporate will manage the maintenance of common areas to ensure their ongoing health & appearance.</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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6. Amenity	Yes	<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. ¹</i></p> <p>Solar Access</p> <p>The proposal achieves 3 hours (minimum) direct solar access to primary living spaces of 28 out of 32 residential units (71.8%), which complies with the 70%, 3 hour minimum guideline as per the Affordable Housing SEPP.</p> <p>Visual and acoustic privacy</p> <p>Where practicable, layouts of individual apartments are configured in a way to assure rooms of similar function are adjacent to common walls. 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>10% of units (4 of 39 units) are adaptable.</p> <p>Natural ventilation</p> <p>62% of units (24 of 39) 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.”</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.</p> <p>The main entry, lift lobby and hallways will be well lit for better visibility at night.</p> <p>Fences and gates are of a height and rigidity to provide visual privacy and physical security to common open spaces and private areas.</p> <p>Pedestrian entry is well separated from vehicular entry to the rear, providing safe pedestrian access to the building.</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.”</i></p> <p>This proposed development consisting of 39 units with a mix of 1, 2 and 3 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 8 x one bedroom units (21%), 27 x two bedroom units (69%) and 4 x three bedroom units (10%).</p> <p>4x accessible car spaces & 4x 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.</i></p> <p><i>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 facades 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.</p> <p>The frontage presented from the north to Burbang Crescent and the park resulting from the site configuration is resolved through clear articulation and massing of solid to balcony elements.</p> <p>The massing and modelling of the scheme accentuates a horizontal building form with clearly base middle and top.</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. Ian Conry 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 and the Apartment Design Guide.


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