



DKO Architecture
Places designed for people

Casula
30-38 Ironbark Avenue
SGCH

Casula, NSW
SGCH
August 2018

DKO

SEPP 65 REPORT

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Introduction

1.1 Development Overview

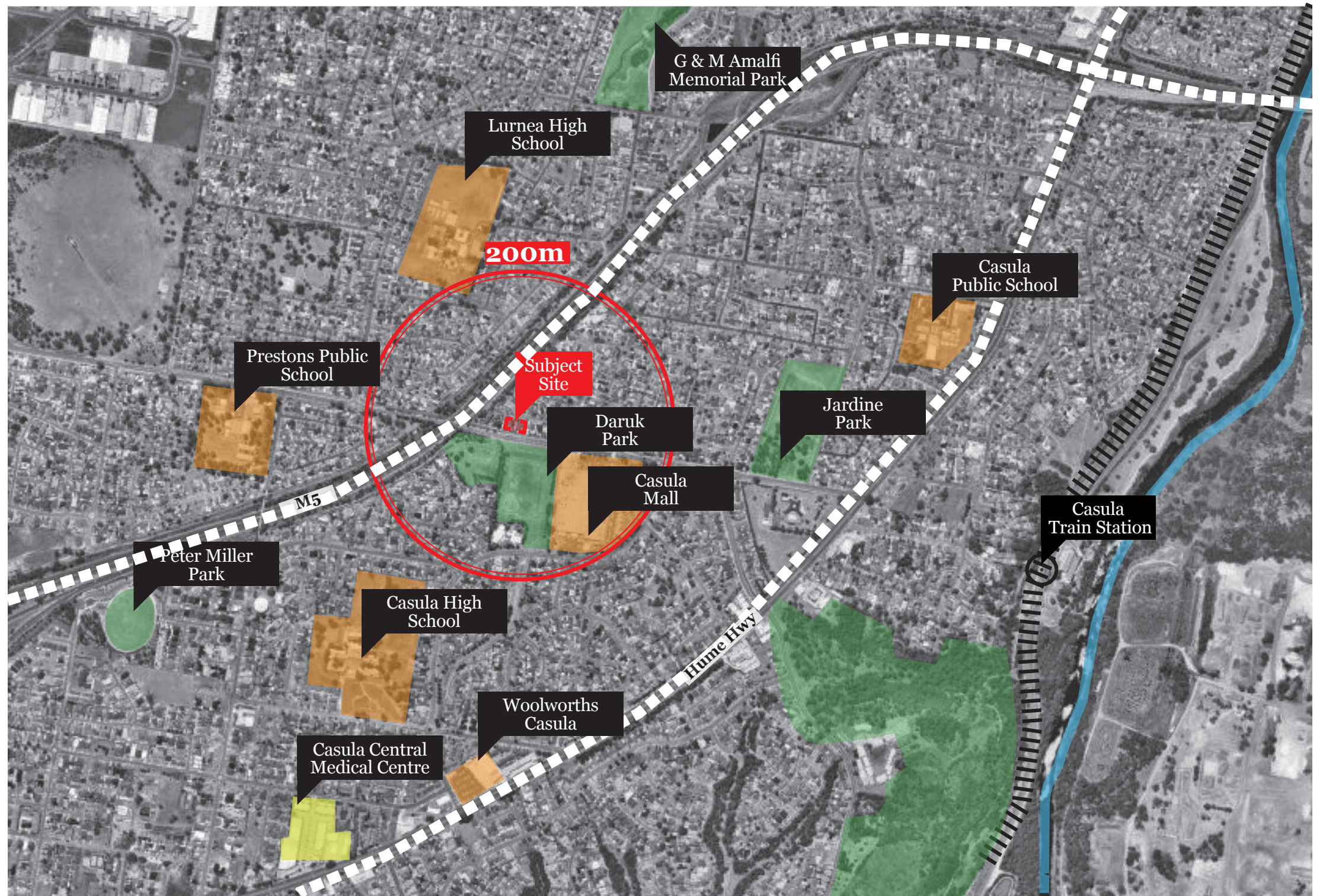
The development responds intelligently and sensitively to its location and future urban context. The role of DKO's architecture is to mediate between the existing condition and the future urban context.

Our design concept provides a framework which responds intelligently and sensitively to its location and future urban context. As Casula evolves further to meet changing conditions, it is vital that its architecture and built fabric changes in order to preserve and improve on its identity while responding to the needs of a new generation.

The subject site is within the growing suburb of Casula of Liverpool City Council. An area that will undergo a significant transformation in terms of urban density. The precinct encompasses both existing and planned public transport connections that will help provide a diverse and sustainable community.

This urban design report has been prepared in support of the submitted planning proposal. It is intended to supplement the Sepp65 Report and assist council in determining the submitted development application.

The report evaluates the site in relation to the proposed architecture, the urban interface, the public realm, building mass and scale, pedestrian and vehicle connectivity, and amenity to the residents and public.



Introduction

1.2 Urban Context

The subject site benefits from a regular rectangular lot that runs east-west, maximising its northerly aspect. With the majority of its immediate context along Ironbark avenue and part of Kurrojong road are being zoned R4 as the project will become a precedent for future developments in the area.

DKO’s site analysis identified the lack of pedestrian movement and general activation on the ground plane due to the areas current low density. As the area is undergoing a transition, providing passive surveillance and attractive pedestrian pathways around the site will promote community interaction and the use of public infrastructure into the future. The use of materials and building quality draws itself from the brick houses around the site.



- B2 Local Centre
- R4 High Density Residential
- RE1 Public Recreation

Introduction

1.3 Site Photos



Introduction
1.3 Site Photos



Apartment Design Guide (ADG)
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 ncluding 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.

Response

The proposal complies with R4 High Density ResidentialZoningControlsundertheLiverpoolLEP 2008 and will therefore complement the desired future character of the area. The development will promote infrastructure efficiency and support local commercial, retail and recreational activity in the area.

The proposed buildings are highly articulated and have been visually broken down into volumes. The massing will sensitively respond to existing conditions and is aligned with councils future plans for the area.

The proposed development complies with ADG setback requirements to all boundaries and exceeds minimum deep soil requirements. The proposal incorporates attractive landscape areas that surround the built form on ground level. This includes provisions for large tree planting in deep soil zones within side, front and rear setbacks; these planting zones will enhance the character of the streetscape along Ironbark avenue and Kurrajong road. Generouse private open spaces are provided to ground floor units, allowing for an activated and dynamic street character. The proposed development is compatible with the built form context of the site.

