Design Quality Statement
Assessment Against SEPP 65 Design Principles and ADG Design Criteria

Note:
The development at 24-26 Railway Parade, Westmeand has been planned in accordance with the Parramatta DCP 2011.
This Design Quality Statement addresses SEPP 65 design principles and Parts 3 & 4 of the ADG.

SEPP 65	Design Principles	
Design Quality Principles	1	Context and neighbourhood character
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	3	Density
	4	Sustainability
	5	Landscape
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	4D	Apartment size and layout
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Client
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Development Application
Revision : A
Date : 2018.05

SEPP 65 Design Principles

Principle		Evaluation	Verification
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.*	This proposal sits in accordance with Parramatta DCP, which addresses the context and neighbourhood character of Westmead. The existing shopping centre at 24-26 Railway Parade therefore will be replaced by a vibrant mixed-use development, consisting of retail, gym, medical centre, tavern, hotel and residential uses. The development responds to social, economic, health and environmental conditions of its context. The tavern and hotel encourages social interaction amongst residents and visitors, the medical centre and retail provides essential community facilities to onsite and surrounding residents, while the gym and public open space contributes to a healthy lifestyle. The different uses of the site generate local employment, and the site is well connected to multiple nodes of public transport, including the railway, future Parramatta Light Rail, Sydney Metro West and buses. The landscaped areas on the ground floor, L3 and L8 are valuable green pockets in the urban context.	✓
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.*	The building envelope is based on Parramatta DCP, which addresses the form, scale and articulation of the building within its future context. Contribution is made to the public domain by widening pedestrian walkways along Railway Parade and Ashley Lane, creating a public arcade and open space on the ground floor. A series of public open spaces re-enforce the pedestrian connection from Railway Parade via the through-site link to Hawkesbury Road. The L3 and L8 terraces provide valuable amenities to the building's patrons and residents, while views and vistas from the hotel and apartment floors are maintained by appropriate building set-backs.	✓
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.*	The proposed density is informed by Parramatta DCP. The proposed development does not exceed the maximum FSR of 4.5:1, nor the maximum residential FSR of 1.5:1.	✓
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.*	The development addresses sustainability in environmental, social, and economic aspects. Environmentally, apartments are designed for cross ventilation and natural day light penetration. The façade design includes sun-shading, thermal insulation and natural light transmission, that offers comfort and reduces operation costs. Amenity space is richly integrated throughout the site, including landscaping along the pedestrian walkways, in the public open space, and upper level terraces. A waste management plan is in place to allow waste recycling, and rainwater is collected and filtered on site to be used for irrigation. Socially and economically, the multiple uses on site create local employment and promote a healthy, convenient lifestyle for Westmead residents.	✓

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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 useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.*	The landscape scheme has been designed for both the public and private spaces in the proposal, with unique characters and experiences for each of the following zones: **The Public Domain** The pedestrian footpaths along Railway Parade and Ashley Lane have been upgraded with new paving, furniture and street tree planting, the public arcade and rear courtyard will provide outdoor dining opportunities with integrated planters and ornamental trees, furniture, lighting and public art. **The Hotel Terrace** The hotel podium terrace provides a series of "landscape rooms" which respond the internal functions, these include an outdoor lobby area, garden pavilions, dining terraces and meeting lawns. **The Resident Terrace** At level 8 there is a luxury residential communal gardens which incorporate BBQ pavilions, garden pergola rooms and common lawn areas, all framed by lush planting with elevated district views. The plant palette responds to the existing domestic and native species used in and around the site and is sympathetic to Western Sydney's climatic conditions. Refer landscape drawings for details.	✓
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.*	The development is accessible for people with all degrees of mobility, and provides comfort both internally and externally for residents and neighbours. The residential floor plates are designed to receive ample daylight and allow cross ventilation. Lobbies are well defined on the ground floor for ease of access. The public open space and terraces offer recreational areas for different users. The hotel rooms, apartments and private balconies are well-sized and proportioned to offer comfortable living spaces. Storage is provided as per ADG 4G, both inside the apartments and in the basement. Acoustic and thermal properties meet current building codes, and residential visual privacy is achieved by building height, outlook, setbacks and no over-looking.	✓
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 public spaces in the development addresses safety by using passive community surveillance and visual transparency, while the private spaces have clearly defined entry/exit points. The public open space is visible through the arcade from Railway Parade, and the arcade is activated by ground floor retail tenancies. The gym entry is prominent in the corner of Ashley Lane and Railway Parade. Vehicle entry/exit points have security access and car parking access is separate from services vehicle access. All access points are well lit.	✓

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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. 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.*	The apartment floor plates offer a flexible arrangement of 1, 2, 3-bedroom apartments. All of the 2-bedroom apartments may be converted into adaptable units. The apartment mix, size and layout meet ADG requirements. The shared amenities include a landscaped terrace, which provides a space for social interaction among residents. The other uses on site such as the tavern and public open space also provide different types of communal spaces for a broad range of people.	✓
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.*	The development resolves a complex program with a range of uses into an elegantly integrated building. Different uses are logically allocated and separated in the building, yet a simple planning logic is maintained, which allows vertical transportation and services connections. For example, the plant room level is located in between the hotel and apartment levels, serve as a visual break in the building form as well as a critical services transfer level. The setbacks from podiums are used as terraces, to maximise usable areas. The unified design language uses a warm material palette of natural copper, mid grey and neural-coloured glass. Various combinations of these materials are used in different parts of the building. Architectural elements such as screens, balconies, slots and shadowlines are used to define edges and add rhythm to the facades.	✓

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Part	Objective	Design Criteria	Evaluation	Verification
Part 3 **Communal and public open spaces**	Objective 3D-1 *An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping*	*1. Communal open space has a minimum area equal to 25% of the site*	1. The total area of the communal open space is 687m² (public open space 345m² + arcade 166m² + resident terrace 176m²). 25% of the site area (2514m²) is 628.5m². The minimum area for communal open space area is achieved. Refer DA451 for details.	✓
		2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter)	2. The public opens space receives a minimum of 50% direct sunlight for 4 hours between 9am and 3pm on 21 June in the existing context, and 2 hours in the future context (as planned in GMU's Urban Design Study. Refer DA185, DA186 for details. The North facing resident terrace receives 100% direct sunlight for all hours between 9am and 3pm on 21 July.	✓
Part 3E **Deep soil zones**	Objective 3E-1 *Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.*	*1. Deep soil zones are to meet the following minimum requirements:* *site area greater than 1500m²* *minimum dimensions 6m* *Deep soil zone 7% of site area*	The proposal is a mixed-use development with a site-specific DCP. It has high site coverage due to its retail, commercial and basement components. The public open space on the ground floor meets the DCP area criterion, and planting is proposed wherever possible. Trees and other landscaping are proposed along the pedestrian walkways, in the public open space, and on upper level terraces. Refer landscape plans for details.	
Part 3F **Visual Privacy**	Objective 3F-1 *Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.*	*1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from biuldings to the side and rear boundaries are as follows:* *A habitable rooms and balconies* *B non-habitable rooms* *up to 12m (4 storeys) : A 6m B 3m* *up to 25m (5-8 storeys) : A 9m B 4.5m* *over 25m (9+ storeys) : A 12m B 6m*	The development complies with the setbacks stated in the Parramatta DCP, which prescribes building separation specific to this site. The residential component of the building meets ADG requirements: the setback is 20m along the northern boundary, and 12m along the western boundary. Refer DA201, 202, 203, 211, 212 for details. Refer Parramatta DCP 2011, Part 4 Special Precincts for setback requirements.	✓

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Part 3 **Bicycle and car parking**	Objective 3J-1 *Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas*	*1. For development in the following locations:* • *on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or* • *on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional cetnre* *The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.* *The car parking needs for a development must be provided off street.*	The site is within 800m of a railway station in the Sydney Metropolitan Area, therefore needs to comply with this criterion. DCP parking rates have been used for the residential component of the parking. Refer Parramatta DCP 2011, Table 4.3.4.2.1 Maximum Parking Rates. Refer Traffic Report for details. The required car parking for the development is provided off street, in the basement car park of the building.	✓

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Part 4A **Solar and daylight access**	Objective 4A-1 *To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space*	*1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas* *2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter* *3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter*	1. The percentage of proposed apartments that receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter is 100%, which is above the required minimum. 2. Proposed site is in the Sydney Metropolitan Area. 3. All apartments receive a minimum of 2 hour direct sunlight between 9am and 3pm at mid winter. Refer DA304 for details.	✓ ✓
Part 4B **Natural ventilation**	Objective 4B-3 *The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents*	*1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed* *2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line*	1. The apartment floors start at the 9th level. They are all naturally cross ventilated. 2. The maximum depth of a cross-over or cross-through apartment is less than 18m. Refer DA304 for details.	✓ ✓
Part 4C **Ceiling Heights**	Objective 4C-1 *Ceiling height achieves suffcient natural ventilation and daylight access*	*1. Measured from finished foor level to finished ceiling level, minimum ceiling heights are:* *2.7m for habitable rooms* *2.4m for non-habitable rooms* *For 2 storey apartments, 2.7m for main living area floor, 2.4m for second foor, where its area does not exceed 50% of the apartment area* *Attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope* *If located in mixed used areas, 3.3m for ground and first floor to promote future fexibility of use.* *These minimums do not preclude higher ceilings if desired*	1. All habitable rooms in the proposal achieve a minimum 2.7m ceiling height, and non habitable rooms achieve 2.4m ceiling height.	✓

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Part 4D **Apartment size and layout**	Objective 4D-1 *The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity*	*1. Apartments are required to have the following minimum internal areas:* *Studio 35m²* *1 bedroom 50m²* *2 bedroom 70m²* *3 bedroom 90m²* *The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each* *A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each* *2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room* *Daylight and air may not be borrowed from other rooms*	1. The proposed apartments meet the target areas. The proposed areas of the units are: 1 bedroom 52m² 2 bedroom 80m² 3 bedroom 139m² (The premium 3-bed apartments are larger.) 2. The proposal uses a unified facade system, with solid and glazed panels. Each habitable room ample natural light. No daylight and air is borrowed from other rooms. Refer DA304 for details.	✓ ✓
	Objective 4D-3 *Apartment layouts are designed to accommodate a variety of household activities and needs*	*1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)* *2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)* *3. Living rooms or combined living/dining rooms have a minimum width of:* *• 3.6m for studio and 1 bedroom apartments* *• 4m for 2 and 3 bedroom apartments* *4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts*	1. The proposed bedroom sizes meet this criteria. 2. The proposed bedroom dimensions meet this criteria. 3. The proposed living room dimensions meet this criteria. 4. The proposed room widths meet this criteria. Refer DA304 for details.	✓ ✓ ✓ ✓

Part 4E **Private open space and balconies**	Objective 4E-1 *Apartments provide appropriately sized private open space and balconies to enhance residential amenity*	*1. All apartments are required to have primary balconies as follows:* *Studio apartments:* *Minimum area 4m², Minimum depth 1m* *1 bedroom apartments* *Minimum area 8m², Minimum depth 2m* *2 bedroom apartments* *Minimum area 10m², Minimum depth 2m* *3+ bedroom apartments* *Minimum area 12m², Minimum depth 2.4m* *The minimum balcony depth to be counted as contributing to the balcony area is 1m* *2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m*	1. The proposed balconies meet the target areas. The proposed balcony areas are: 1 bedroom 8m², minimum depth 2.4m 2 bedroom 10m², minimum depth 2.4m 3 bedroom 13m², minimum depth 2.9m Refer DA304 for details. 2. Not applicable.	✓
Part 4F **Common circulation and spaces**	Objective 4F-1 *Common circulation spaces achieve good amenity and properly service the number of apartments*	*1. The maximum number of apartments off a circulation core on a single level is eight* *2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40*	1. The maximum number of apartments off a circulation core on a single level is 6. 2. There are 33 apartments in total, they share 2 lifts.	✓ ✓
Part 4G **Storage**	Objective 4G-1 *Adequate, well designed storage is provided in each apartment*	*1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:* *Dwelling type Storage size volume* *Studio apartments 4m³* *1 bedroom apartments 6m³* *2 bedroom apartments 8m³* *3+ bedroom apartments 10m³* *At least 50% of the required storage is to be located within the apartment*	1. Half of the required storage per unit is located within each apartment, while the other half is located in the basement on LB4. Refer DA305 for details.	✓

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