

APPENDIX D

An assessment of the proposal having regard to the design quality principles of SEPP 65

Design Principles	Quality	Assessment
Principle 1: Context and neighbourhood character		<p>The proposal involves two residential towers above a two storey podium comprising parking and commercial tenancies which are oriented to each of the street/lane frontages. A lack of new development in the Sutherland Centre, has meant that the modern aesthetic proposed will be foreign to its immediate context, which currently comprises 1-3 storey commercial buildings on a nil setback to the street. The existing development has little aesthetic value, and would be best not replicated by new development.</p> <p>The proposal is in keeping with the desired future character established by the SSDCP2015, but varies from the building envelope in that the 20m component exceeds the maximum building height. The variation in built form is supported in this instance given it represents a design outcome which will achieve the objectives of the ADG.</p> <p>The preservation and upgrade of the existing pedestrian through cross block connection, and the activation of all frontages appropriately reinforces the sites commercial context.</p>
+ Principle 2: Built Form and Scale		The scale of the proposed built form is significant but consistent with the anticipated building heights established by SSLEP2015 and envelopes established by SSDCP2015. The scale of the building is appropriate when considered in the context of this and the desired future character intended for the Sutherland Centre.
Principle 3: Density		The density of the scheme submitted is consistent with the density permitted by SSLEP2015 and SSDCP2015, as articulated by the maximum height, and envelopes.
Principle 4: Sustainability		The proposed development has been designed to make take advantage of the site's northern aspect, 3 street frontages and context unconstrained by surrounding development. The apartment planning incorporates passive and active building systems. The 2 separate components permits a high volume of corner apartments with good natural ventilation. The proposal satisfies the minimum BASIX requirements.
Principle 5: Landscape		The amended landscape plans provide appropriate landscaped areas, both on podium levels accessible by all residents, and at the ground level, shared with the public. The site is located in a commercial centre, where

	there is no requirement for a landscaped area under SSLEP2015. Despite this, deep soil planting has been incorporated at the ground floor level throughout the through block pedestrian link located along the western boundary. The landscape proposal will provide a high degree of amenity for future residents.
Principle 6: Amenity	The proposal satisfies the 'rules of thumb' contained in the Apartment Design Guide in terms of residential amenity, including minimum unit sizes and private open space, solar access and natural cross ventilation.
Principle 7: Safety	The applicant has considered Crime Prevention Through Environmental Design (CPTED) principles in the design of the project. The development provides increased passive surveillance of all the street and lane frontages through activation with commercial uses, and passive surveillance from residential apartments. Residential entry and lobby areas are to be secured and well lit. The upgrade of the through block link along the western side of the development will improve the safety of this space, with the provision of improved surveillance and lighting.
Principle 8: Housing Diversity and Social Interaction	The proposal provides a mix of apartment types (including 1, 2 and 3 bedroom units), which will encourage diversity in the future occupation of the development. A proportion of the apartments are designed to be converted to adaptable and livable apartments. The development also includes facilities to encourage social interaction including a communal open space areas on level 7, and a public thoroughfare on the ground floor which will incorporate street furniture.
Principle 9: Aesthetics	In general terms the building form, proportions and compositional strategies proposed for the development are of a good contemporary standard for buildings of this type.