

ATTACHMENT 3 – SEPP 65 ASSESSMENT

PART 1 – DESIGN QUALITY PRINCIPLE ASSESSMENT

The following table provides an assessment of the proposal against the 9 design principles of the SEPP:

Design Quality Principle	Comment
Principle 1: Context & neighbourhood character	
<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.</i></p> <p><i>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.</i></p> <p><i>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 proposal as amended would result in a building envelope that responds to its context by appropriately stepping the development at the zone interface, providing for a four storey podium, stepping back the building from the street at the fifth and sixth storey, and providing for significant opportunities for landscaping particularly within the street setback zones to Mindarie Street and Pinaroo Place. The proposal meets the objective of this principle and does not restrict achieving compliance with the objective within a future detailed development application.</p>
Principle 2: Built form and scale	
<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.</i></p> <p><i>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 appropriate in the context of the future planned character of Mindarie Street. The building appropriately steps down to the zone transition in Pinaroo Place to the extent possible with an R4 and E4 interface established by the NSW Department of Planning. Detailed design is subject to a detailed development application however the indicative plans submitted indicate good design can be achieved and a high quality development to the public domain and future residents can be provided for within the parameters set by the building envelope under the concept development application.</p>
Principle 3: Density	

Design Quality Principle	Comment
<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.</i></p> <p><i>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></p>	<p>The proposal does not seek to exceed the planned density for the site established by the NSW Department of Planning with a mapped maximum Floor Space Ratio of 1.8:1.</p>
Principle 4: Sustainability	
<p><i>Good design combines positive environmental, social and economic outcomes.</i></p> <p><i>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></p>	<p>Sustainability will be primarily established in the detailed development application including the submission of a BASIX Certificate. Notwithstanding, indicative floor plans show that ADG design criteria for natural ventilation, solar access and deep soil zones can be achieved.</p>
Principle 5: Landscape	
<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-</i></p>	<p>Adequate area is provided for landscaping which will be assessed in detail under the detailed development application.</p>

Design Quality Principle	Comment
<p><i>climate, tree canopy, habitat values and preserving green networks.</i></p> <p><i>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.</i></p>	
Principle 6: Amenity	
<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></p>	<p>Indicative floor plans demonstrate good internal and external amenity for residents and neighbours can be achieved. Specific amenity considerations will be assessed in detail under the detailed development application.</p>
Principle 7: Safety	
<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.</i></p> <p><i>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>Indicative floor plans demonstrate safety can be achieved. Specific considerations will be assessed in detail under the detailed development application include referral to the NSW Police for a CPTED assessment.</p>
Principle 8: Housing diversity and social interaction	
<p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i></p>	<p>The apartment mix is not established under this application. The proposal forms part of Land and Housing Corporations Communities Plus model and will provide for a range of housing choice suiting differing</p>

Design Quality Principle	Comment
<p><i>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</i></p> <p><i>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.</i></p>	demographics, living needs and household budgets.
Principle 9: Aesthetics	
<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 a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>	The building envelope provides opportunity for a visual appearance that responds to the context of the area including providing high quality landscaping, proportioning of the building to the zone interface and a variety of materials and articulation. Aesthetics will be assessed in detail under the detailed development application.

PART 2 - APARTMENT DESIGN GUIDE ASSESSMENT

The following assessment has been undertaken against the relevant provisions of the Apartment Design Guide:-

SEPP 65 ADG		
Design criteria/guidance	Considerations	Consistent
Part 2 Developing the controls		
2E Building Depth		
Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line.	Reference plans indicate compliance can be achieved.	Yes
2F Building Separation		
The ADG requires at the boundary where a change in zone from apartment building to a lower density area, increase the building setback from the boundary by 3m (this has been applied to the southern boundary adjoining which is E4).		Yes, satisfactory on merit, see report.
Storey	ADG Control	Proposed

SEPP 65 ADG				
Design criteria/guidance			Considerations	Consistent
Southern (Rear)				
1	9m	6m (-3m) – see report.		
2	9m	6m (-3m) – see report.		
3	9m	9m		
4	9m	9m		
5	12m	12m		
6	12m	16.74m (+4.74m)		
Western (Side)				
1	6m	6m		
2	6m	6m		
3	6m	6m		
4	6m	6m		
5	9m	9m		
6	9m	9m		
Part 3 Siting the development				
3B Orientation				
Building types and layouts respond to the streetscape and site while optimising solar access and minimising overshadowing of neighbouring properties in winter.		Building envelope responds to streetscape, site and is appropriately orientated and a logical development of the 3 corner allotments to Pinaroo Place and Mindarie Street which will provide two north/south orientated buildings which optimise solar access opportunities.		Yes
3D Communal & public open space				
Provide communal open space with an area equal to 25% of site; Minimum 50% of usable area of communal open space to receive direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June.		Reference design provides for a total of 29% (being 21% on ground and 8% on roof) with acceptable solar access available. Proposal can comply.		Yes
3E Deep Soil Zone				
15% of the site as deep soil on sites greater than 1,500m²		The application proposes deep soil of 27% which exceeds the ADG minimum requirement.		Yes
3F Visual Privacy				
As per 2F		As per 2F		As per 2F

SEPP 65 ADG			
Design criteria/guidance		Considerations	Consistent
3J Parking Provisions			
Basement car park not to exceed 1m above ground (use stepped/ split level).		Basement suitably responds to topography of the site. Minor protrusion on Pinaroo frontage to 1.5m but this negligible in the scheme of the building envelope as a whole.	Yes
4A Solar & Daylight Access			
<p>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.</p> <p>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid- winter.</p>		Capable of compliance under detailed development application.	Yes
4B Natural Ventilation			
<p>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.</p> <p>Overall depth of a cross-over or cross through apartment does not exceed 18m, measured glass line to glass line.</p>		Capable of compliance under detailed development application.	Yes
4C Ceiling Heights			
Min ceiling height for apartment & mixed use buildings		3.1m floor to floor provided for in the building envelope design.	Yes
Habitable rooms	2.7m (3.1m floor to floor)		