

ATTACHMENT 4

State Environmental Planning Policy (SEPP) No. 65 – Design Quality of Residential Apartment Development

The SEPP requires consideration of the Design Quality Principles.

The table below addresses the applicable matters against the proposed modifications:

Design Quality Principles

The Urban Design Review Panel provided comments against these 9 principles in the original proposal. The proposed modifications are discussed against the relevant principles:

Design quality principles	Comments
<u>Principle 1: Context and neighbourhood character</u> 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	<p>It is proposed to amend pedestrian access/ pathways to the plaza along Well Street. This will enhance and improve accessibility to the ground plane and its surrounds and help activate the edges of the site as much as possible.</p> <p>The proposed modifications will still result in a well design building that is still in keeping with the local context and its changing surrounds.</p>
<u>Principle 2: Built form and scale</u> 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	<p>The amended design does not significantly alter the built form with the proposal continuing to respond to the scale and height of the existing context.</p>
<u>Principle 3: Density</u> 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	<p>The residential density is not altered and the proposal continues to comply with the parameters of the Concept Approval for the broader site.</p>

jobs, community facilities and the environment.	
<p><u>Principle 4: Sustainability</u></p> <p>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.</p>	<p>The orientation of the building is not altered and will continue to provide the solar access and natural ventilation to the approved residential apartments.</p> <p>The amendment to convert the south facing commercial space on Levels 1 & 2 to service apartments is not subject to the SEPP. However, the apartments will have access to the facilities on site, such as the public plaza, shops and supermarket on the ground floor and the roof top terrace area.</p> <p>The residential apartments are provided with compliant internal and external areas. The communal open spaces have good natural light and views to Parramatta River.</p> <p>The amended BASIX Certificates demonstrate that the targets for sustainability are achieved through the efficient use of energy and water resources which are incorporated into the approved design of the building.</p>
<p><u>Principle 5: Landscape</u></p> <p>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.</p>	<p>Landscaping has increased by an additional 77m² when compared to the approved design with improvements to the on-grade access and reduced physical barriers at the edges of and throughout the site at ground level, the proposed plaza is now more accessible and inviting.</p> <p>The plaza continues to have solar access and will provide opportunities for activation in the public domain by with increased shaded areas and planting areas. Retail spaces will still front the public plaza helping to activate the area.</p>
<p><u>Principle 6: Amenity</u></p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments</p>	<p>The number of residential apartments with a single aspect facing Church Street, have been kept to an absolute minimum. Design</p>

<p>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.</p>	<p>measures are provided to protect the amenity of these apartments as follows:</p> <ul style="list-style-type: none"> • Double glazed units, double windows, and the change of balconies to winter gardens facing Church and Well Streets have been incorporated following acoustic advice to minimise traffic and bridge noise for residential apartments and improve general amenity. • The vertical height offset between the street and the level containing residential apartments has been maximised to reduce the impact of traffic noise, with residential apartments beginning at Level 5. • Reduction in the extent of corridors, provision of articulation in the facades and cut-outs in the built forms to ensure that 62.8% of residential apartments are cross ventilated in the first 9 storeys as per SEPP 65 ventilation requirements. • Both the taller and lower built forms have their own communal rooftop terrace for use by its occupants. These rooftop terraces have been designed with landscape planters that achieve substantial soil depth. This ensures significant vegetation to both rooftop terraces can be achieved, improved amenity for residents and there is a visible landscape connection to the top of the building from the public domain.
<p><u>Principle 7: Safety</u> 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.</p>	<p>Safer by Design principles were reviewed at the original assessment of the development and subject to conditions (which are not amended), the development site is capable to provide a safe and secure environment.</p>
<p><u>Principle 8: Housing diversity and social interaction</u> 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</p>	<p>The approved mix of residential apartment 1,2 & 3 is maintained.</p>

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.	
<u>Principle 9: Aesthetics</u> 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.	<p>The current approved design for this site has evolved from the winning concept scheme of a Design Excellence Competition held in 2015.</p> <p>The proposed amendments to the approved DA retain the integrity of the original design competition brief and the design competition winning scheme.</p>

Apartment Design Guide (ADG).

SEPP 65 does not apply to serviced apartments, as such only the 43 residential apartments located on Level 5 and above are assessed under this SEPP.

Part 3 – Siting the Development

N/A – no changes or minimal changes to the approved apartments/building in terms of:

- Orientation
- Public domain interface
- Communal and public open space
- DSZ
- Visual privacy
- Pedestrian access and entries
- Vehicle access
- Bicycle and car parking

As such the proposal will not alter the previous assessment in regard to the above requirements.

Part 4

Proposed modifications to the residential apartments on Level 5 and above:

- Internal changes to some of the dwellings to allow for layout changes to allow for additional services risers within the building.
- Convert 3 balconies facing Church Street into winter gardens to comply with acoustic requirements.

Part 4 Designing the Building

<ul style="list-style-type: none"> • minimum depth – 2m 2 bedroom apartments <ul style="list-style-type: none"> • minimum area – 10m² • minimum depth – 2m 3+ bedroom apartments <ul style="list-style-type: none"> • minimum area – 12m² • minimum depth – 2.4m 		
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