## 6-20 Hinkler Avenue and 319-333 Taren Point Road

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

Design Quality Principles	Assessment
Principle 1:	
Context and Neighbourhood	
Character	
Good design responds and contributes	The immediate context of the site is best described as an
to its context. Context is the key natural	area in transition from a low-density residential
and built features of an area, their	neighbourhood consisting predominantly of 1 and 2 storey
relationship and the character they	single dwellings, into a medical precinct that capitalises on
create when combined. It also includes	the neighbourhood's close proximity to Sutherland Hospital.
social, economic, health and	
environmental conditions.	The desired future character of the neighbourhood is
	outlined in Sutherland Shire LEP 2015, section 6.21
Responding to context involves	Caringbah Medical Precinct and Chapter 9 of Sutherland
identifying the desirable elements of an	Shire DCP Caringbah Medical Precinct.
area's existing or future character. Well-	
designed buildings respond to and	The current proposal provides a mixed-use facility that
enhance the qualities and identity of the	contains a medical facility totalling 25% of the proposed
area including the adjacent sites,	GFA for the site. The remainder of the development consists
streetscape and neighbourhood.	of residential units. The percentage split of GFA is
Consideration of local context is	consistent with desired future character of the
important for all sites, including sites in	neighbourhood as outlined by Council controls. However,
established areas, those undergoing	the proposal is not consistent with the desired future
change or identified for change.	character of the neighbourhood in the following ways:
	- Because of insufficient deep soil site setbacks to
	allow for substantial landscaping, the proposal does
	not meet the precondition for GFA and height uplift.
	The bulk of the proposal which greatly exceeds the
	FSR and height development controls in the SSLEP
	2015, including the uplift provided under the
	Housing SEPP, is therefore not able to respond to
	the desired future character due to lack of
	appropriate landscaping.

Design Quality Principles	Assessment
	- Even if the proposal did meet the preconditions for
	the clause 6.21 FSR and building height uplifts,
	Council controls permit buildings up to 6 storeys
	(SSCDCP 2015, Chapter 9) with a maximum height
	of 20m (SSCLEP 2015, section 6.21)
	The proposal consists of a 7-storey building in excess of the maximum 20m height control (if clause 6.21 of the SSDCP 2015 applied), or 9m if cl 4.3 of SSLEP 2015 applied. The bulk / scale of the building is not consistent with the desired future
	character of the neighbourhood.
	<ul> <li>Council controls (SSCDCP 2015, Chapter 9, Map 3) requires a minimum street setback of 6m.</li> </ul>
	The proposed medical facility is set back less than 3m from Hinkler Avenue and 3m from Taren Point Road. This interrupts the line / rhythm of the street and minimises potential for landscaping to the street.
	- To ensure that there are high quality areas of private and public domain, with deep soil setbacks for the planting of substantial landscaping including large scale indigenous trees which will complement the scale of buildings up to 6 storeys, particularly in the building setbacks adjacent to Kingsway, Caringbah, (SSCLEP 2015, section 6.21, 4).
	The proposal provides a reduced setback to Hinkler Avenue and Taren Point Road and the majority of residential units are located significantly below street level. This results in the street setbacks being dominated by steps and retaining structures, reducing the potential for large scale indigenous trees.

Design Quality Principles	Assessment
	- Ensure future development creates and maintains a
	high standard of amenity for residents (SSCDCP
	2015, Chapter 9, objective 5.1, 4)
	The proposal provides numerous subterranean
	units addressing the street and fails to meet ADG
	objectives for solar access. The proposal also
	provides for inadequate building setbacks resulting
	in visual privacy impacts. A number of units do not
	meet the maximum habitable room depth, minimum
	master bedroom size, and minimum internal storage
	volumes of the ADG. A high standard of residential
	amenity has not been achieved.
	- Building interfaces with the cross-site link do not
	contribute to creating an active space with a clear
	identity for the proposed laneway. Residential units
	on the southern side of the cross-site link protect
	the privacy of residents by interfacing with the
	space in a defensive manner typical of a suburban
	back yard, this is in direct contrast to the shear
	glass wall of the medical building on the southern
	side of the cross-site link.
	The quality of the cross-site link could be improved
	by elevating residential units above the level of the
	link (approximately 1-1.5m, in accordance with ADG
	objective 4L-2) to accommodate secure terraces
	that overlook and engage with the link without
	compromising the privacy of residents. The
	proposal involves the link being up to 2.6m above
	the Level 1 apartments.
Principle 2: Built Form and Scale	
Good design achieves a scale, bulk and	The proposal consists of a 16-lot amalgamation, this is
height appropriate to the existing or	significantly in excess of the 4-lot amalgamation pattern
desired future character of the street and	envisaged by Council controls. The proposed 16 lot
surrounding buildings.	amalgamation pattern is a positive outcome that creates the
	potential for massing strategies that are superior to the built
	form strategies outlined in Councils DCP.

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Good design also achieves an	The massing strategy proposed wraps the perimeter of the
appropriate built form for a site and the	site with built form, creating units orientated towards Taren
building's purpose in terms of building	Point Road and Hinkler Avenue. The proposed alternative
alignments, proportions, building type,	massing strategy has created several negative outcomes:
articulation and the manipulation of	
building elements. Appropriate built form	- The minimum level of solar access recommended
defines the public domain, contributes to	by the ADG have not been achieved.
the character of streetscapes and parks,	
including their views and vistas, and	- The southern end of the courtyard is approximately
provides internal amenity and outlook.	6m wide and 6 storeys high, the narrow proportions
	of the courtyard results in a space that receives a
	minimal level of direct solar access and creates
	potential privacy issues between apartments /
	circulation areas located on opposing sides of the
	courtyard (contrary to objective 3F-1).
	- The separation distances recommended by the
	ADG are only partially achieved with non-
	compliances:
	<ul> <li>Between the arms of Building A at all levels</li> </ul>
	<ul> <li>Between Building A and B for levels 5 and</li> </ul>
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	<ul> <li>Between building A and B at the COS entry</li> </ul>
	on the eastern side for levels 4-6
	$\circ$ Between the two arms of Building B for
	levels 5-7
	<ul> <li>Between the HSF and rbuilding to the north</li> </ul>
	<ul> <li>Between the HSF and Building B for levels</li> </ul>
	5-7
	- The majority of ground floor and level 1 units
	addressing the street are located below street level
	This diminishes the proposal's potential to interface
	with the street restricts outlook from around floor
	units creates potential privacy issues between
	around floor units and the street and reduces the
	notential for landscaping in street frontages
	potentiar for landscaping in street nontages.

Design Quality Principles	Assessment
	The proposed built form strategy has created fundamental
	issues in relation residential amenity and street interface. It
	is noted that many of these issues could be addressed by
	reducing the GFA and height of the proposal and increasing
	the deep soil setbacks to the street.
Principle 3: Density	
Good design achieves a high level of	The proposal has opted to include the FSR bonus permitted
amenity for residents and each	by Housing SEPP above the bonus which it has incorrectly
apartment, resulting in a density	applied from clause 6.21 of SSLEP 2015. The application of
appropriate to the site and its context.	the LEP bonus provisions for height and FSR when the
Appropriate densities are consistent with	preconditions for landscaping are not met has resulted in a
the	building that is 13,665.45m <sup>2</sup> in excess of the maximum GFA
area's existing or projected population.	anticipated by Council controls as uplifted by the Housing
Appropriate densities can be sustained	SEPP.
by existing or proposed infrastructure,	
public transport, access to jobs,	The proposal presents as an over development of the site.
community facilities and the	The buildings provide for a poor level of residential amenity
environment.	and a compromised street interface.
Principle 4: Sustainability	
Good design combines positive	The proposal meets the minimum requirements of BASIX,
environmental, social and economic	NATHERS and section J.
outcomes. Good sustainable design	
includes use of natural cross ventilation	However, the proposal fails to meet minimum ADG
and sunlight for the amenity and	standards for both solar access (both buildings) and cross
liveability of residents and passive	ventilation (in Building A).
thermal design for ventilation, heating	
and cooling reducing reliance on	Several residential corridors will be dependent upon artificial
technology and operation costs. Other	lighting 24 hours a day. Ground level and level 1 corridors
elements include recycling and reuse of	are of particular concern.
materials and waste, use of sustainable	
materials, and deep soil zones for	The proposal does meet the deep soil design criteria in the
groundwater recharge and vegetation.	ADG of 7% being 6m wide or more, however at 9.1% is a
	long way from meeting the design guideline of 15% for sites
	greater than 1500m <sup>2</sup> .
Principle 5: Landscape	
Good design recognises that together	The central courtyard space receives minimal direct solar
landscape and buildings operate as an	access, is tightly proportioned and overlooked by numerous
integrated and sustainable system,	units. This space provides limited opportunities for activities
resulting in attractive developments with	but can be developed to provide an attractive entry

Design Quality Principles	Assessment
good amenity. A positive image and	courtyard. The raised turf area should be developed as an
contextual fit of well-designed	accessible space that can be utilised by all occupants.
developments is achieved by	
contributing to the landscape character	The open driveway located at the southern end of the narrow
of the streetscape and neighbourhood.	courtyard provides an extremely poor interface with the
Good landscape design enhances the	adjoining residential units.
development's environmental	
performance by retaining positive	The roof top areas of Communal open space will receive
natural features which contribute to the	good solar access and provide a reasonable level of amenity
local context, co-ordinating water and	to residents. Detail section should be provided to determine
soil management, solar access, micro-	if skylights located within the communal open space
climate, tree canopy, habitat values, and	compromise the privacy of residential units.
preserving green networks. Good	
landscape design optimises usability,	The proposal's interface with the street is compromised by
privacy and opportunities for social	subterranean units serviced by courtyards located below
interaction, equitable access, respect for	street level, services, numerous retaining structures and
neighbours' amenity, provides for	steps. The potential to provide large scale indigenous street
practical establishment and long-term	trees has been significantly compromised.
management.	
	The low percentage of the site with 6m deep soil street
	setbacks severely impacts the possibility of providing
	substantial landscaping to assist with minimising the
	streetscape impacts of the development.
Principle 6: Amenity	Units are generally providing functional spaces that meet
Good design positively influences	some of the minimum ADG dimensional requirements.
internal and external amenity for	However, the following ADG objectives have not been
residents and neighbours. Achieving	achieved:
good amenity contributes to positive	
living environments and resident	- 59% of units in Building A have the potential for
wellbeing.	cross ventilation. Building A fails to meet minimum
	ADG objectives (60%, objective 4B-1).
Good amenity combines appropriate	
room dimensions and shapes, access to	- For living rooms, 53% of units in Building A and 54%
sunlight, natural ventilation, outlook,	ot units in building B receive a minimum of 2 hours
visual and acoustic privacy, storage,	solar access between 9am and 3pm on the 21 <sup>st</sup> of
indoor and outdoor space, efficient	June. For private open space, these figures are
layouts and service areas, and ease of	45% for Building A and 50% for Building B. The
access for all age groups and degrees of	proposal fails to meet minimum ADG objectives
mobility.	(70%, objective 4A-1).

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	<ul> <li>19% Of units in building B receive no solar access between 9am and 3pm on the 21<sup>st</sup> of June. The proposal fails to meet ADG objectives (15%, objective 4A-1).</li> <li>A large percentage of units have less than the ADG recommended volume of storage internally (objective 4G-1) (.</li> <li>Unit A2.G.01 contains a full-size bedroom with no window.</li> <li>The combined living dining and living room spaces of several single sided units exceed the maximum 8m (contrary to Figure 4D.3).</li> <li>Building separation within the central courtyard space and between buildings at upper levels does not meet minimum ADG separation requirements (objective 3F-1), resulting in potential acoustic and visual privacy issues.</li> </ul>
	Residential entries are generally concealed from the street and will be reliant upon signage to direct visitors to appropriate entrances.
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	A high level of casual surveillance is provided to the entry courtyard. However, it is unclear if the residential courtyard is secured from the street. (Note, if a secured space is proposed it is unclear how visitor access is managed) Entries to the residential buildings are not clearly identifiable and are deeply recessed in awkward, unsafe spaces.
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	To allow the central courtyard to be used as an entry courtyard, it will need to be well lit in the evening. This may create conflict with residential units overlooking this space. It is unclear how this potential conflict will be managed.

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maintained and appropriate to the	
location and purpose.	
Principle 8: Housing Diversity and	
Social Interaction	
Good design achieves a mix of	The proposal provides an appropriate mix of uses consistent
apartment sizes, providing housing	with Council's vision for this precinct.
choice for different demographics, living	
needs and household budgets.	The proposal provides a reasonable mix of apartment sizes
	but would benefit from slightly more 3 bedroom units.
Well-designed apartment developments	The proposal also provides both adaptable and liveable
respond to social context by providing	units consistent with Council's requirements.
housing and facilities to suit the existing	
and future social mix. Good design	The proposal provides a range of communal spaces that will
involves practical and flexible features,	facilitate both incidental and active forms of social
including different types of communal	interaction. Additional communal spaces and increased
spaces for a broad range of people,	details on uses in the communal spaces are required.
providing opportunities for social	
interaction amongst residents.	The proposal includes a large number of affordable houses
	which is supported.
Principle 9: Aesthetics	
Good design achieves a built form that	No thorough fully contextual urban design analysis is
has good proportions and a balanced	provided. The materials palette provided lacks sufficient
composition of elements, reflecting the	details for approval.
internal layout and structure. Good	
design uses a variety of materials,	There is a lack of detailing in the street facades and a lack
colours and textures.	of vertical detailing addressing the streets.
The visual appearance of well designed	The built form without sufficient setbacks, including
apartment development responds to the	internally over 6 to 7 levels leads to excessing massing of
existing or future local context,	the buildings.
particularly desirable elements and	
repetitions of the streetscape.	To ensure the architect's design intent is realised, larger
	scale detail sections (minimum 1:20) should be provided to
	assist in providing a better understanding of the quality of
	finish being proposed. The sections should show balcony /
	balustrade details, soffit finishes and material junctions.
	Types of balustrades, handrails, screens and fences must
	be clearly documented.
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Design Quality Principles	Assessment
	To ensure the quality of finish illustrated in the perspectives
	is achieved servicing of the building must also be resolved.
	The location of service risers, car park exhausts, AC
	condensers, down pipes and fire hydrant boosters should
	be documented. Relocation of the substations away from
	the main pedestrian entry on Hinkler Avenue is required.