

## **SEPP 65**

### **Schedule 1 Design quality principles**

(Clause 3(1), definition of “design quality principles”)

#### **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.

#### **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.

#### **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.

#### **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.

#### **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.

#### **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.

#### **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.

#### **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.

#### **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.

**PLANNER COMMENT:**

The proposal was amended during the assessment process to provide a revised design in response to matters raised in relation to built form and design.

The initial Council Urban Design Review (August 2023) comments provided required additional information be provided in relation to a range of design principles including further consideration of building address to the street, a break in building form, floor to floor heights, the interface with the neighbours at 10-16 Heradale Avenue, vehicular driveway, the ‘flood void’, car parking, solar access, COS areas and aesthetics.

*Original DA lodgement application – perspective view*



*The site plan lodged for the original application:*

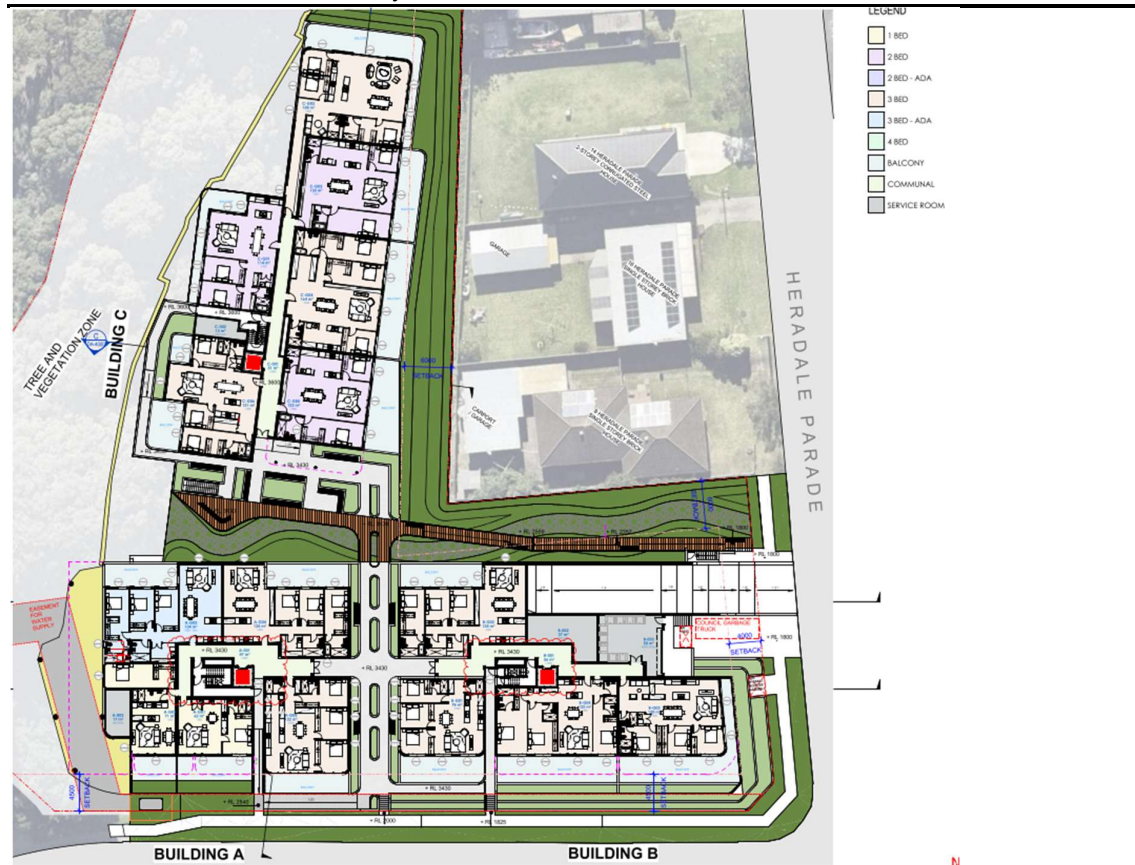


The proposal was subsequently amended to provide a separated built form, increased setbacks from neighbouring properties, consideration of bulk and scale and consideration of flooding and stormwater amongst other matters.

The current application perspective and site plan reflect the design changes in response to the Design Quality Principles:



PLACE  
ARCHITECTS  
PROJECT  
ARCHITECT  
HERADALE



A further Council Urban Design Review was undertaken on plans in January 2024. This resulted in additional urban design comments as follows:

- The provision of a detailed site analysis.
- Development of the building fronting Bavarde Avenue as two separate forms.
- The provision of a centralised entry to the development from Bavarde Avenue.
- All buildings to be a maximum of three storeys with a recessive upper level, consideration can be given to maintaining a 4 storey building form in the on the south-western end of Bavarde Avenue.
- Refinement of the buildings interface with its north-eastern neighbours to mitigate perceived bulk and potential privacy issues.
- Reduction of building footprint in north-western portion of the site.
- Further development of COS.
- Further refinement of vehicular entry.
- Detailed coordination of flood mitigation issues.
- Further development to provide compliance with ADG solar access and cross ventilation requirements.
- Further refinements to unit layouts to improve amenity.
- Further detailed information to confirm ADG room and POS size requirements.
- Detail documentation / refinement of building aesthetics.
- The provision of some smaller units (1 and 2 bed) to offer housing choice for different demographics, living needs and household budgets.

In response the proposal was designed to provide a revised proposal including a mix of built form (two separate buildings fronting Bavarde Avenue) and a mix of 1,2, 3 and 4 bedroom units.



Further refinement has been undertaken in relation to the matters raised, resulting in the current proposal.

The applicant provided the following description of the proposal (as amended) in October 2024:

- *Revised flood modelling and civil documentation taking into consideration the surrounding concept stormwater designs provided by Council,*
- *Aboriginal Heritage investigations and site assessments resulting in an Archaeological Technical Report for the subject site and proposed development, and*
- *Design modifications to take into consideration the specific commentary raised in the Council RFI letter.*

**Overall:**

- Design amended reflective of flood modelling and in response to Council RFI.
- Apartment mix adjusted from 57 (2x One Bedroom, 11x Two Bedroom and 44x Three + Bedroom units) to 60 units (2x One Bedroom, 12x Two Bedroom and 46x Three + Bedroom units).
- Floor-to-floor levels adjusted for flooding, buildability and amenity outcomes, and
- Parking provision adjusted from 118 Cars (Inc. 3 Carwash) to 91 Cars (Inc. 3 Carwash).

**Basement Floor:**

- Basement extent - Reduction in size and extent of the basement floor, especially along the northern boundaries, to provide sufficient deep soil for larger trees on the ground floor for amenity and privacy treatment to the neighbouring properties at 16 and 18 Heradale Parade.
- Culvert - The previous proposed enclosed culvert running along the basement soffit has been removed and replaced with a swale incorporated into the landscaping above.

**Ground Floor:**

- Swale - Addition of the swale within the landscape design in coordination with the storm water.
- Communal Open Space
  - The section of communal open space that spans between buildings A and C has been reduced to allow for the swale and the clearances required. The design employs a “floating” walkway system that allows us to connect the COS through the site and to the street while also sitting above the swale.
  - The walkway in front of building C has been removed to allow for more deep soil with larger trees for increased amenity and privacy purposes.
  - The proposed pool has been relocated from the ground level to the roof of Building C.
- Building A and B
  - Minor changes on the ground floor to accommodate revised entries off Bavarde Avenue.
  - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents.
  - OSD tanks for both buildings have been relocated to better suit the requirements of the civil consultant (Telford).
  - Rearrangement of Waste room to provide adequate space for waste pickup.
- Building C - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents.
- Landscape updated to reflect additional planting for privacy, increased deep soil, removal of pool from ground level, and incorporation of swale in landscape design.

**First & Second Floors:**

- Building A and B - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents.
- Building C - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents. Additional unit stack added to the northwestern side of plate.

**Third Floor:**

- Building A and B - The building / balcony outlines have been refined and layouts adjusted to accommodate better unit layouts and quality of space for the residents.
- Building C
  - Removal of all the north facing units on this floor to remove privacy concerns.
  - Provision of communal open space to roof level, including relocated pool, bbq facilities, and toilet.
  - Incorporation of 2.5m wide planter to edge of CoS to improve privacy and separation from 16 and 18 Heradale Parade.

**In accordance with clause 28(2)(b)) of the SEPP 65 the consent authority has considered the:**

- (a) the design quality of the development when evaluated in accordance with the design quality principles***

**and following detailed assessment of the proposal finds the proposal provides a built form and design that responds positively to the context and character of the area and provides a design that has considered housing diversity and potential environmental impacts and the amenity of occupants and neighbours and therefore this application is recommended for approval.**