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SEPP 65 Assessment Report  
55-67 Parramatta Rd & 12-24 Powell St, Homebush  
PA0014881  
Walker  
Planning Proposal  
Friday, 6 April 2018

| OBJECTIVE                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | DESIGN CRITERIA | PROPOSED |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|
| Schedule 1 Design Quality Principles                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |          |
| Principle 1:<br>Context and<br>Neighbourhood<br>Character | Design responds and contributes to its site context and also social, economic, health and environmental conditions.<br>It identifies the desirable elements of the existing or future character and enhances the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.<br>It considers local context for all sites, including sites in established areas, undergoing change or identified for change.                                                                                         |                 | Complies |
| Principle 2:<br>Build Form and Scale                      | Design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.<br>It 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.<br>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. |                 | Complies |
| Principle 3: Density                                      | Design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.<br>Appropriate densities are consistent with the area's existing or projected population.                                                                                                                                                                                                                                                                                                     |                 | Complies |

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|                             | It also is sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Complies |
| Principle 4: Sustainability | Design combines positive environmental, social and economic outcomes. It 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.                                                                                                                                                                                                                                                                                                                                                                | Complies |
| Principle 5: Landscape      | 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 developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.<br>Landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, microclimate, tree canopy, habitat values and preserving green networks.<br>Landscape design also optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management. | Complies |
| Principle 6: Amenity        | Design positively influences internal and external amenity for residents and neighbours. It achieves good amenity and contributes to positive living environments and resident well being. It 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.                                                                                                                                                                                                                                                                                                                                                           | Complies |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Principle 7: Safety                                   | <p>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. It maximises opportunities of 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> | Complies |
| Principle 8: Housing Diversity and Social Interaction | <p>Design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Apartment developments are designed to respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>It 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.</p>                               | Complies |
| Principle 9: Aesthetics                               | <p>Design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.</p> <p>It uses a variety of materials, colours and textures.</p> <p>The visual appearance responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>                                                                                                                                                              | Complies |