

# SEPP 65 PRINCIPLES STATEMENT & RFDC Rules-of-Thumb 08

Principle 1

**Design Quality**

**Context**

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location’s current character or in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

- Proposal**
- The proposal maintains the positive connections to the adjoining context of the current approval by maintaining the basic site organisation including perimeter streetscapes, the western parkland area and the retail offering.
  - The proposal improves connectivity to Oak Road and Flora Street by re-positioning the level of the park. This adjustment allows more direct connections from grade and a new vehicular street between the park and the retail plaza and residential blocks. Further, a direct pedestrian connection has been introduced from the plaza, through the park to the corner of Oak Road and Flora Street.
  - Site permeability is also improved with the new street and by modifying the retail arcade to become an open pedestrian street.
  - The proposal varies the balance of residential and retail/commercial uses with an intensification of residential. This adjusted balance will assist the connection and synergies with the existing Kirrawee town centre.

Principle 3

**Design Quality**

**Built Form**

Good design achieves an appropriate built form for a site and the building’s purpose, in terms of building alignments, proportions, building type and manipulation of building’s 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.

- Proposal**
- The alignment, scale, articulation and separation of building forms reinforce the streetscape, create perceptible urban spaces and bestow a variety of urban experiences.
  - The new public open space network provides for a range of building shapes and sizes that can be developed in stages.
  - The buildings are generally configured so as to reinforce the street edge and to provide large communal courtyards to the centre of the lots.
  - Streets are provided with landscaped setbacks.
  - Building separation recommendations of the RFDC to the neighbouring boundaries has been shared.
  - Appropriate building separations and setbacks have been applied throughout the concept plan and all building envelopes are aligned and scaled to reinforce streetscapes and the public domain.

Principle 2

**Design Quality**

**Scale**

Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development.

In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

- Proposal**
- The proposal maintains a similar structuring of form on the street edges to Princes Highway and Flora Street, with a series of building forms defining the street edge.
  - The internal building forms are realigned to define a system of internal vehicular and pedestrian streets in order to improve permeability, legibility, wayfinding and to assist the development of fine grain within the urban character.
  - The proposal intensifies the residential component of the development with due reference to the internal and contextual amenity. Solar access, cross ventilation and overshadowing have been carefully considered in order to make a positive contribution to the context and to set a standard for future multi-residential development.
  - The intensification seeks to fully access the potential of the site, building on the sites’

- strategic proximity to major road networks, the railway station and nearby employment and recreational areas.
- The proposal maintains the height limit of 50m as per the current approved scheme.
- Taller buildings are located to allow solar access into the plaza as well as to the private communal courtyards and landscaped spaces.
- Building outline profiles are designed to allow room for significant building articulation and customisation in subsequent approval stages.
- The overall masterplan and specific building envelope design has been considered to ensure that the buildings are proportional to the spaces around them.

Principle 4

**Design Quality**

**Density**

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

- Proposal**
- The overall site area is 42,542m<sup>2</sup>. The proposal has an overall GFA of 85,000m<sup>2</sup>, generating an FSR of 2.0:1.
  - The proposal intensifies the residential component [to 70,810m<sup>2</sup>] while slightly reducing the retail component [to 14,190m<sup>2</sup>]. Given the current and future potential of the location, the uplift in residences is considered a better balance for the site and locality.
  - There are 749 units anticipated (shown within the illustrative plans) with a range of studio, 1-bed, 2-bed, and 3-bed apartments to allow for typologies and living patterns that will respond to the needs of the local market. (The submission seeks to gain approval for the GFA, not for the number of apartments).
  - The density of the proposed development is appropriate for its location given its access to major roads networks, public transport, community facilities, recreational zones and employment opportunities.

Principle 5

Design Quality

**Resource, Energy and Water Efficiency**

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

- Proposal
- The development is designed to embrace ESD principles. The use of appropriate built form will generate a minimum 60% cross-ventilated apartments when designed for a detailed Stage 2 DA. This results in slender buildings with a range of single-storey apartments and terrace typologies.
  - The indicative building modelling allows for each building to attain or exceed the cross-ventilation and solar access targets as well as the whole development.
  - The massing, and orientation have been organised so as to provide good natural daylighting and solar access into the primary living spaces, external living areas and courtyards.
  - Energy efficient appliances and water efficient devices will be specified to minimise water consumption of resources.
  - The development will include tanks for the retention of stormwater to be re-used for irrigation and car wash bays.
  - The proposal manages the local stormwater issues associated with the site.

Principle 6

Design Quality

**Landscape**

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

- Proposal
- An updated landscape concept by Aspect Studio is included with the proposal.
  - There are many layers of open space providing a hierarchy that responds to the need for a variety of different activities to occur within the site.
  - All perimeter streets include tree planting, verges and landscaped setbacks.
  - A connection has been introduced through the park to link the retail plaza with south Oak Road shops and the railway station.
  - The generous communal courtyards of the residential buildings will offer amenity for residents, as well as providing a good outlook space for those living above.
  - Each apartment will have a balcony of generous depth that has been located to maximise light and views, whilst considering privacy.
  - Refer to the landscape report and drawings accompanying this report for further detail.

Principle 7

Design Quality

**Amenity**

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlook and ease of access for all age groups and degrees of mobility.

- Proposal
- The master plan employs a public space framework, coupled with appropriate building separation to maximise the relationship of built form to the public realm.
  - The spatial relationship throughout the development delivers generous quality landscaped spaces, with clear edge definition created by the building forms.
  - Apartments will be a mix of unit typologies, providing a high degree of cross-ventilation with dual aspect orientation. A minimum of 60% of apartments are targeted to be cross-ventilated in each apartment building.
  - Layouts have been developed to allow the maximum of units to face north and enjoy the distant and local views.
  - A minimum of 70% of the apartments are targeted to receive greater than 2-hours of sunlight to the living room glazing during the winter solstice.
  - Privacy is maintained between apartments through orientation and internal layouts.
  - Adaptable apartments will be provided throughout the building in different typologies to offer variety to potential purchasers.

Principle 8

Design Quality

**Safety and Security**

Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces whilst maintaining internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private open space.

- Proposal
- Safe access is achieved by clear pedestrian routes within the site, utilising the existing street network and new through site link.
  - There will be legible, well-lit, secure street entries to each of the buildings.
  - Active street frontages will be provided by multiple residential building entry points and direct access to apartments, where possible.
  - Active frontages will also be provided to the through site link with direct access to communal and private courtyards.
  - There will be a clear delineation between public spaces and communal/private spaces.
  - Passive surveillance is afforded by balconies and windows at the higher levels, taking in all aspects.
  - There will be appropriate lighting to all exterior areas, both public and communal.

Principle 9

**Design Quality**

**Social Dimension**

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.

- Proposal**
- The proposal maintains the excellent synergies of the approval with retail and commercial uses at the ground levels and residential apartments above.
  - The development will provide a range of unit typologies and sizes that shall appeal to different price points.
  - The outdoor public and communal spaces are designed to engender community spirit for residents within the development (and beyond) by offering areas for congregation and activity.
  - Housing diversity and affordability will be enhanced in the locality through the provision of a range of unit sizes, including adaptable housing, to cater for the full life cycle of tenants and enabling people to age in place without the need for specialised aged accommodation. Apartment types will cater for young professional single persons or couples, as well as older “empty nesters”.

Principle 10

**Design Quality**

**Aesthetic**

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should also relate to the context, particularly responding to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

- Proposal**
- The aesthetics of the proposal do not form part of the S75W submission. These will be addressed in detail in a subsequent Development Application submission.
  - This submission however, includes illustrative plans and perspectives to give an indication of the overall scale of the buildings relative to their context.
  - The design, materials and colours shown are purely indicative at this stage.



Rules-of-Thumb (RFDC)

Page	Recommendation	Current
7	Relating to local context.	<b>Yes</b>  The proposal reflects the transformation that the surrounding context is undergoing. This is consistent with the intentions of the future development in the area and is aligned with the intentions for higher density living.
27	In general a depth of building 10-18m (glass-to-glass) wide is appropriate. If wider, demonstration of satisfactory daylighting and natural ventilation.	<b>Yes</b>  The building envelopes will allow for this to be provided. The illustrative plans are generally reflecting widths of 13m to 18m. All apartments have good access to natural light and ventilation.
28	Distance between buildings: 5- to 8-storeys  18m between habitable / balconies 13m habitable / balconies to non-habitable 9m non-habitable to non-habitable	<b>Yes, typically</b>  The building envelopes are designed to allow compliance with the RFDC building separation recommendations.
44	Minimum 25% open space area to be deep planting.	<b>Yes</b>  The overall site has an area of 42,542m <sup>2</sup> of which 11,867m <sup>2</sup> is deep soil. This deep soil provision equates 28% of the total site area.  The open space area is 24,236m <sup>2</sup> ; the area of deep soil is 49% of this.
49	Communal open space to be 25-30% of site area.	<b>Yes</b>  The site has a total site area of 42,542m <sup>2</sup> of which 24,236m <sup>2</sup> is communal open space. This equals 57% of the total site area.
49	Minimum recommended area of private open space for each apartment at ground level or on a structure such as podium or car park is 25sqm; minimum preferred dimension in one direction is 4 metres.	<b>Yes</b>  The proposal allows for this requirement to be provided.
50-51	Site configuration – orientation.	<b>Yes</b>  The relevant section of the RFDC relates to aligning with streets and maximising the number of units facing north; this proposal reflects both of these requirements.
56-57	Site amenity - safety.	<b>Yes</b>  The RFDC requires secure ground level access, passive surveillance, reinforcing the building boundary, orientating entrances to streets, providing clear lines of site from the lobbies to the street, provision of adequate illumination. The proposal responds positively to all of these requirements.

Page	Recommendation	Current
58-59	Site amenity – visual privacy.	<b>Yes</b>  The illustrative building design is typically orientated such that units face predominantly away from those in other buildings.
69	8m max to rear of kitchen from glass. If more, demonstration of satisfactory daylighting and natural ventilation.	<b>N/A</b>  The internal layouts of the apartments have not been designed at this stage.
69	8m maximum depth to single aspect units. If more, demonstration of satisfactory daylighting and natural ventilation.	<b>N/A</b>  The internal layouts of the apartments have not been designed at this stage.
69	Minimum unit sizes: Studio: Not stated 1 bed: 50m <sup>2</sup> 2 bed: 70m <sup>2</sup> 3 bed: 95m <sup>2</sup>	<b>N/A</b>  The internal layouts of the apartments have not been designed at this stage, however the block modelling of the apartments allows for the recommendation to be met.
72	2m min balcony width, unless furniture layout can be demonstrated.	<b>Yes</b>
74	2.7m min ceiling height in habitable areas.	<b>Yes</b>  3.1m floor-to-floor, therefore a ceiling height 2.7m is achievable.
74	2.25-2.4m ceiling height in non-habitable.	<b>Yes</b>
78	Optimise the number of ground level units with separate entries.	<b>Yes</b>
79	In general, maximum 8 apartments off of a double-loaded common area (except where amenity provided through crossover, dual aspect apartments).	<b>Yes, generally</b>  Typically, there are 8 or less apartments serviced by a common area. Where more apartments are serviced off a corridor, connections through to the external skin are included to improve the amenity of the corridor.
82	Storage provision – 1 bed: 6m <sup>3</sup> ; 2 bed: 8m <sup>3</sup> ; 3 bed: 10m <sup>3</sup> . Minimum 50% within unit.	<b>N/A</b>  The internal layouts of the apartments have not been designed at this stage.
85	70% of units to receive 2 hours of direct sunlight in winter to living rooms and private open spaces.	<b>Yes</b>  The design is indicative only at this stage, however the illustrative plans achieve a minimum of 2hrs solar access to more than 70% of the living spaces.
87	60% of units to be cross-ventilated.	<b>Yes</b>  The design is indicative only at this stage, however the illustrative plans achieve a minimum of 60% cross ventilation.

