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SEPP 65
**design
statement**

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SUMMER HILL FLOUR MILL CONCEPT PLAN REPORT

SEPP 65 Design Statement

Prepared for EG Funds Management
March 2011

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Content

Section	Page
1_____Validation Statement	4
2_____Introduction	5
3_____SEPP 65 Principles	6

1____Validation Statement

My full name is Matthew Pullinger and I am a principal at HASSELL, a firm that specialises in Architecture, Landscape Architecture, Urban Design, Interior Design and Planning.

I hold the following qualifications:

_Bachelor of Science (Architecture), University of Sydney, 1992
_Bachelor of Architecture (Hons), University of Sydney, 1995
_Master of Urban Design, University of Sydney, 2000
_Registered Architect NSW: 6226

Professional Affiliations:

Australian Institute of Architects, NSW Chapter President
Planning Institute of Australia, Certified Practicing Planner

I hereby verify that:

- (a) I directed the design of the Summer Hill Flour Mill project; and
- (b) The design quality and principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development are achieved for the development, as outlined in this document.



Matthew Pullinger
Principle, HASSELL

10.03.2011

2_____Introduction

This SEPP 65 Design Verification Statement has been prepared on behalf of EG Funds Management in support of a Part 3A Application to the NSW Department of Planning.

This statement is to be read in conjunction with Concept Plan Report prepared by HASSELL.

2.1_Proposed Development

The proposed development is for the construction of a mixed use precinct with a predominantly residential use and includes:

___The provision of 280-300 dwellings, 3,500-4,000m² of commercial space and 2,500-2,800m² of retail space. Parking will be provided in basement car parks provided below the new buildings to be accommodated on-site

___The demolition of a number of existing, disused buildings (administrative buildings, steel silos, railway sidings and sheds)

2.2_The Site

The site is known as 2-32 Smith Street, Summer Hill. And comprises land with a legal description of:

Lot 1 DP73521, Lots 1-2 DP131120, Lot 1 DP171676, Lot 1 DP302585, Lot B DP171931, Lot B DP172600, Lot 1 DP182276, Lot 16 DP130884, Lot 11 DP315, Lot 13 DP315, Lot 14 DP315, Lot 15 DP315, Lot A DP302421, Lot B DP302421, Lot 1 DP955001, Lot1 DP951124, Lot 100 DP221222 and Lot 1 DP900501.

The development site is bound by Old Canterbury Road to the south, Edward Street to the west, Smith Street and Longport Street to the north and the former goods rail corridor to the east.

3 SEPP 65 Principles

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP 65) aims to improve the design quality of residential flat development in New South Wales.

Adherence to SEPP 65 involves the application of 10 design principles throughout the design process. A description of how the development has applied these design principles is outlined in the table below.

Table 3.1_ Assessment Against SEPP 65 Principles

Design Principle	Comment
<p>Principle 1: Context</p> <p><i>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</i></p> <p><i>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.</i></p>	<p>The area that is the subject of this EA forms the majority of an isolated pocket of industrial land and is immediately adjoined by land to the west, north-west and the south zoned for residential purposes. Existing residential development to the west in Edward Street is characterised by detached dwellings of one and two storeys in height and which are located within a heritage conservation area. The industrial buildings in the south of the precinct fronting Edward Street are a mix of two and three storey buildings interspersed with single storey cottages. The industrial buildings fronting Edward Street are occupied by a range of storage, light manufacturing and fabrication uses. The site is separated from the remainder of the industrial precinct to the east, by the Rozelle freight rail line corridor.</p> <p>Key features:</p> <ul style="list-style-type: none"> _Consistent scale along Edward Street _Retention of built and natural features, and heritage buildings _Provision of new publicly accessible open space and strong links to public transport connections and existing local centres
<p>Principle 2: Scale</p> <p><i>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</i></p> <p><i>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.</i></p>	<p>The design of the proposed development directly responds to the scale and character of the surrounding area. The proposed development introduces an intermediate scale which creates a transition between the taller Summer Hill Flour Mill infrastructure and adjacent detached dwellings. New structures within the development remain below the height of the existing silos. Taller and denser development is to be predominately situated around the existing heritage structures and the north eastern corner of the site along the 'Greenway'</p> <p>Key features:</p> <ul style="list-style-type: none"> _Compatible scale along Edward Street _Taller buildings along former rail corridor _Introduction of intermediate scale as a transition between low scale and higher scale buildings
<p>Principle 3: Built Form</p> <p><i>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</i></p> <p><i>Appropriate built form defines the public domain,</i></p>	<p>The concept plan adopts a sensitive approach to built form and embraces the existing heritage structures on the Summer Hill Flour Mill site. The design ensures greater visibility of the green corridor. New streets orientate the buildings toward the light rail line, formalising the green corridor into a pedestrian/cyclist/light rail friendly boulevard. Active uses such as cafes, studios and local retail line the streets facing open spaces, increasing activity levels and pedestrian traffic as well as safety and security in the area.</p>

<p><i>contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>New public streets edging the green corridor give new buildings an address overlooking the open space rather than turning their back to them.</p> <p>Several important views of and to the site, particularly of the iconic silo structures are maintained and enhanced through the extensions of existing streets and the modulation of the built form. Views of the heritage significant <i>Mungo Scott</i> landmark building are retained.</p> <p>Key features: _All buildings orient to streets and publicly accessible space.</p>
<p>Principle 4: Density</p> <p><i>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</i></p> <p><i>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</i></p>	<p>The concept plan represents an appropriate and sustainable density. At an approximate FSR of 1.6:1 and 280- 300 dwellings the site will be sufficiently utilised but not over-developed. The proposed FSR is entirely consistent with comparable urban renewal projects in Sydney's inner urban ring.</p>
<p>Principle 5: Resource, Energy and Water Efficiency</p> <p><i>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</i></p> <p><i>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.</i></p>	<p>The assessment has considered the configuration of the site and the ability for proposed dwellings to be provided with access to natural light and ventilation. These natural attributes can be supported by the incorporation of water management and energy consumption reduction measures for on-going stages of the development.</p> <p>The Concept Plan proposes the retention and re-use of a number of site features:</p> <ul style="list-style-type: none"> _Mungo Scott building _Amenities building _Bulk wheat silos – north _Bulk wheat silos – south _Avenue of Brush boxes <p>In addition to the physical retention of these structures a number of site features associated with the sites past use are to be interpreted as part of the development and urban landscape treatment of the site. These include the location of the bank of silos to the east of the Mungo Scott building and the interpretation of the wooden wheat bin building and the potential recycling of the structural timbers on the site. The proposed method of reuse and interpretation will ensure that the former use of the site will be well understood and clearly evident.</p> <p>The following key features will be further explored:</p> <ul style="list-style-type: none"> _Water cycle management, rainwater harvesting and reuse _Energy minimisation _Passive solar/orientation _Cross ventilation _BASIX compliance

<p>Principle 6: Landscape</p> <p><i>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.</i></p> <p><i>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 co-ordinating water and soil management, solar access, micro-climate, 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.</i></p> <p><i>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</i></p>	<p>As per the building design, the landscape design is based on full consideration of the constraints and opportunities present on the site.</p> <p>Key features include:</p> <ul style="list-style-type: none"> _Access to regional open space network 'Greenway' _New open spaces and streets _Retention of existing trees _Landscaped communal spaces between residential buildings _The new pedestrian through link connecting Lewisham to Summer Hill and giving access to the Greenway and the Lewisham West Light Rail stop _Retention and enhancement of natural habitats around the Hawthorne canal
<p>Principle 7: Amenity</p> <p><i>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 and service areas, outlook and ease of access for all age groups and degrees of mobility.</i></p>	<p>The master plan has been designed based on a full analysis of the environmental constraints of the site. Solar access and natural ventilation is maximised in the development. Visual privacy will be provided through variety of measures ranging from balcony screening, louvers and window orientation. (Refer to Figure 1.0)</p> <p>Key features include:</p> <ul style="list-style-type: none"> _Provision of new publicly accessible open space _Access to local shops _Access and outlook onto recreational open spaces such as the Greenway _Access to multiple modes of transport
<p>Principle 8: Safety and Security</p> <p><i>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 while 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 spaces.</i></p>	<p>Safety and security of the precinct have been considered as important factors in the design process and the concept plan reflects this through key features such as:</p> <ul style="list-style-type: none"> _A building layout and configuration that facilitates passive surveillance _Provision of active street front uses along the public domain circulation paths which further augments the passive surveillance of public domain areas _The ability to incorporate appropriate lighting throughout the public domain to ensure the safety of internal and external communal areas _Secured entrances to the residential lobbies of the residential buildings _Clear definition of private/communal/public spaces areas through appropriate design, planting, signage and fencing _The layout does not preclude compliance with Crime Prevention Through Environmental Design (CPTED) principles for any element of the proposal _Access for people with disabilities is afforded by accessible paths of travel throughout the public domain areas and into the public areas of the proposed buildings

	<p>_ Pedestrian accessibility throughout the site will be possible with minimal need to cross vehicle travel routes.</p>
<p>Principle 9: Social Dimensions and Housing Affordability</p> <p><i>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.</i></p> <p><i>New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</i></p>	<p>A diversity of dwelling types is provided which range from three bedroom terraces to 1-3 bedroom apartments. The Concept Plan has not sought to specifically identify the provision of “affordable housing” within the development. The opportunity to provide affordable housing remains through the consideration of future VPA's for the site and through subsequent Project Plan applications or Development Applications for the individual stages of the development.</p>
<p>Principle 10: Aesthetics</p> <p><i>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 respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</i></p>	<p>The proposed development has been designed with careful consideration of the surrounding landscape and topography, the contextual built form and the existing significant heritage structures.</p> <p>The aesthetics of the individual buildings and detailed design of the surrounding landscape will largely be resolved at detailed Project Application stage.</p>

Figure 1.0: SEPP 65 – Amenity Provision

