

Attachment 7 – Applicants Assessment against the 9 Key Design Quality Principles in SEPP 65.

Design Quality Principle	Comment
<b>Design Principle One – Context and Neighbourhood Character</b>	
<p><i>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.</i></p> <p><i>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.</i></p> <p><i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p>The site is located at 1 Harvey and 11 Dredge Avenue which is located in the suburb of Moorebank. The location of the site relative to the entirety of the Liverpool Local Government Area (LGA)</p> <p>The site is approximately 300 metres from the Moorebank Shopping Centre, Nuwarra Public School and Moorebank Library.</p> <p>The site is comprised of two lots with an area of 1,405.8sqm, legally defined as Lots 22-23 within Deposited Plan 235788.</p> <ul style="list-style-type: none"> <li>- There is a 0.5 metre crossfall from the south-western corner to the north-eastern edge of the site on the corner of 1 Harvey &amp; Dredge Avenues.</li> <li>- The site is affected primarily by south westerly winter winds, south easterly summer winds, and north easterly summer winds.</li> </ul> <p>The proposal is for a residential development. In summary, the proposal involves:</p> <ul style="list-style-type: none"> <li>- the demolition of existing improvements on site comprised of 2 single storey residences, granny flat and metal sheds.</li> <li>- consolidation of the existing two (2) lots into one (1).</li> <li>- excavation to facilitate two (2) levels of basement car parking.</li> <li>- Twenty-four (24) residential apartments with a mixture of 1- and 2-bedroom units; and</li> <li>- associated landscaping.</li> </ul>
<b>Design Principle 2 – Built form and scale</b>	
<p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></p>	<p>The architectural expression of the building is the result of site constraints. It’s primarily a 4-storey split form with a recessed glass/metal 5th storey.</p> <p>The built form and scale are consistent with councils’ site-specific built form development planning controls.</p>

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<p><i>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.</i></p> <p><i>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.</i></p>	<p>The buildings facades, massing and depth remain well articulated to break up the overall perceived bulk and scale of the proposal.</p> <p>The slot between the two-building form becomes a central communal circulation and social interaction space and is further enhanced through the insertion of a vertical green "veil" that extends from the top of the building entry up to the 5th storey demarking the entry along the street. The slot and its veil become a feature element to the public domain.</p> <p>The building is given a strong and articulated corner presence through alternating cantilevering balconies.</p> <p>The design achieves an appropriate built form for the site given the building's purpose. Building alignments are projected and extended from the immediate context and the proportions manipulated suitably for a coherent expression.</p> <p>The proposal has been designed to ensure that privacy impacts are mitigated through the provision of a side boundary setback of 6m for the first 4 storeys, which aligns with the provisions of the ADG and demonstrates that the proposal would not generate adverse privacy impacts.</p> <p>Careful siting of the proposal ensures there is not an unreasonable loss of solar access to adjoining properties.</p> <p>The design of the proposal complies and/or exceeds SEPP65/ADG landscaped area, deep soil, communal open space, and building separation requirements indicating an appropriate scale of development notwithstanding the variation to the height control.</p> <p>The proposal presents a coherent series of forms to the streetscape and urban realm. It creates an interrelationship between development, landscape and open space that is considered and spatially harmonious. It reinforces and sensitively relates to the spatial characteristics of the desired suburban environment. Amenity of surrounding buildings are maintained and any perceived impact on surrounding properties will continue to be mitigated.</p>
<b>Design Principle 3 – Density</b>	
<p><i>Good design achieves a high level of amenity for residents and each apartment, resulting</i></p>	<p>The proposed density of the development and associated floor space yield is appropriate for the site and its location.</p>

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<p><i>in a density appropriate to the site and its context.</i></p> <p><i>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.</i></p>	<p>The total site area is 1,405.8 sqm. The proposed development has a FSR 1.2:1 or 1,686sqm of GFA which results in a built form that is consistent with precinct specific DCP built form controls. — The site is approximately 300 metres from the Moorebank Shopping Centre, Nuwarra Public School and Moorebank Library.</p> <p>The site is surrounded by abundantly employment options.</p> <p>The site has easy access to bus services operate along Nuwarra and Newbridge Roads which provide connection to the Metropolitan Transport Network.</p> <p>The site has ample access to a range of community facilities and public open spaces and parks.</p> <p>The density proposed does not give rise to any significant impacts on the adjoining properties (current or future) in terms of overshadowing, loss of privacy or visual impact.</p> <p>A high level of amenity is provided for future residents of the development.</p>
<b>Design Principle 4 – Sustainability</b>	
<p><i>Good design combines positive environmental, social and economic outcomes.</i></p> <p><i>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.</i></p>	<p>The development is designed to embrace ESD principles and provides 83% of apartments with cross ventilation and 70% receiving 2 hours of direct sunlight between the hours of 9am-3pm</p> <p>Recessed living areas façade design to provide integrated shading to all glazing.</p> <p>Open breathable gallery building typology is proposed minimizing the reliance on mechanical ventilation + artificial lighting to communal residential areas.</p> <p>23% (331sqm) of the site is provided as deep soil planting to allow for groundwater recharge and vegetation to the building ground plane.</p> <p>The development meets and exceeds the energy and water reduction benchmarks as set out in the Building and Sustainability Index (BASIX).</p> <p>All communal area lighting including fire stairs, basement car park and communal circulation are on motion sensors.</p> <p>The building is constructed of low-maintenance, long lifecycle, recyclable and reusable materials.</p> <p>Screened communal clothesline facility located on Ground Floor</p>

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	Efficient basement design to minimize excavation to meet parking obligations.
<b>Design Principle 5 – Landscape</b>	
<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>The landscape and buildings have been designed as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both residents and the general community.</p> <p>The open space is layered with landscaping at every opportunity. — 352sqm (25% of site area) of communal open space has been provided on Ground Floor.</p> <p>23% (331sqm) of the site is provided as deep soil planting to allow for groundwater recharge and vegetation to the building ground plane. The quantum of deep soil exceeds the ADG requirement for 7% of site area by over 300%.</p> <p>The majority of the deep soil area provided is located along Harvey Avenue front setback area as envisioned by council's development control plan.</p> <p>This communal open space incorporates communal clothes drying lines, BBQs, sitting and kids play areas to accommodate diverse recreational activities.</p> <p>Plant selection to the communal and private open spaces on the ground floor and the Level 4 have been carefully considered maximizing potential for amenity while ensuring resident privacy, minimizing management and water usage.</p> <p>Communal areas are designed to create pockets of spaces that can accommodate a number of groups simultaneously.</p> <p>The proposal is a positive compatible contribution to the public domain with all hard and soft treatments on the ground plane carefully designed in accordance with council's development control plan. This will ensure the site will be consistent with the wider precinct and public domain.</p>
<b>Design Principle 6 – Amenity</b>	
<p><i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.</i></p>	<p>Careful orientation of the building has afforded a high degree of amenity to all apartments and open spaces.</p> <p>The accommodation consists of 24 dwellings suited to a variety of lifestyles. Sizes ranging from; 1 bedroom – 50-55 sqm; 2-bedroom (2bath) 75sqm —</p>

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<p><i>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.</i></p>	<p>The dwelling mix is 6x1 bed (25%), 18x2beds (75%). The mix is in accordance with the DCP requirements to consider population trends, market demands and location in relation to public transport, public facilities, employment areas, schools and retail centres.</p> <p>3 (10%) of the apartments are designed to be configured to become adaptable dwellings in accordance with the DCP.</p> <p>Each dwelling has access to a secure private open space, such as a balcony or terrace, with a minimum area for the balconies of 8sqm for 1 bed and 10sqm for 2 beds in accordance with the minimum areas in the ADG.</p> <p>The dwellings have minimum balcony depths of 2 metres in accordance with the ADG.</p> <p>The minimum ceiling height of habitable rooms is 2700mm and the floor-to-floor height is generally 3100mm.</p> <p>Storage has been provided within units with the remainder, a maximum of 50%, provide in basement storage cages. Storage is in accordance with the minimum areas in the ADG of 6m<sup>3</sup> for 1 bed, 8m<sup>3</sup> for 2 beds.</p> <p>70% (17) dwellings receive 2 hours of solar access between 9am and 3pm mid-winter. — 83% (20) of apartments are corner ventilated.</p> <p>A total of 39 covered car spaces have been provided over two basement levels. 33 (3 of which are adaptable) residential car parking spaces. 6 visitor spaces (1 of which are adaptable).</p>
<p><b>Design Principle 7 – Safety</b></p>	
<p><i>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.</i></p> <p><i>A positive relationship between public and private spaces is</i></p>	<p>The design of the buildings optimizes safety and security, of both the development and the public domain. Safety and security have also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management.</p> <p>The single entrance provides secure access with direct sight lines into the communal circulation and open space on the ground floor.</p> <p>Ground Floor apartments provide passive surveillance along both street frontage.</p>

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<p><i>achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.</i></p>	<p>The large communal areas reinforce social interaction through shared ownership that is perfectly suited to a development such as this.</p> <p>Well-lit internal and external communal open spaces reinforce passive safety principles.</p> <p>The building will utilize an integrated security and intercom system to the lobby and car park entry giving residents direct access and visitors a mechanism to communicate with residents.</p> <p>Vehicular access is provided by a secure car park from Dredge Avenue.</p> <p>The communal courtyard on Ground Floor is overlooked by living areas and bedrooms of upper-level apartments as well as the open circulation gallery.</p>
<p><b>Design Principle 8 – Housing Diversity and Social Interaction</b></p>	
<p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i></p> <p><i>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</i></p> <p><i>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.</i></p>	<p>Moorebank is characterised by its social and economic diversity, which is reflected in the uplift of density seen in the area. The objective of this development is to add quality dwellings of high amenity across a range of configurations at different price points. The proposed apartment mix is intended to reflect the broader locales mix of apartments, in particular offering efficient, affordable apartments.</p> <p>Most of the 1- and 2-bedroom apartments are given an open utility space or “family hub” that can be adapted to suit the needs of residents in their various life stages regardless of the household composition. The space is based on international best practice requirements for accommodating families and children in high rise accommodation.</p> <p>Recently designed residential developments in the vicinity have attracted residents from a wide range of backgrounds and age groups and the expectation is the proposal would be no different. Current analysis and data have shown that typically, in developments of this nature, the majority of new residents come from nearby suburbs meaning that developments are an enhancement of existing communities.</p> <p>The building is conceptually built around an open access gallery that is designed to facilitate opportunities for incidental and daily social interaction between residents and visitors.</p>

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	<p>The proposed development offers sound amenity to those with impaired mobility with 10% of apartments adaptable and 20% liveable.</p> <p>The well detailed communal open space with its barbeque, seating, informal play areas and garden spaces will accommodate more structured communal and social activities.</p>
<b>Design Principle 9 – Aesthetics</b>	
<p><i>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.</i></p> <p><i>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.</i></p>	<p>The success of the aesthetic character of any given design is not derived only from its conformance to or response to planning objectives, but in the integrity and legibility of its intent.</p> <p>Typical planning objectives calling for aesthetics to be derivative or referential denies richer and more meaningful contributions to urban character. Our intention here is to acknowledge the traces of history of both the precinct and the site, not sentimentally, but in a manner that respectively establishes a new standard not seen in the area.</p> <p>Our aesthetic intent is not one of an imposed or acquired composition, but formation of a coherent whole. It seeks a balanced proportionality, and an understated and subtle response to the scale of the street and the changing surrounds.</p> <p>We consider that the aesthetic content of the development befits the character of what Moorebank can become the future imbued with the past contemporaneously.</p> <p>The proposed design, whilst contemporary in nature, is considered to be both sympathetic in its contextual fit to the existing landscape pattern as well as the desired future character of the area.</p> <p>The choice of material, colour and texture has been carefully considered with respect to the surrounding natural and built environment. The materials proposed for use throughout the project have been selected to withstand the elements whilst maintaining their fit within the broader architectural design of the project.</p> <p>The building expression is kept simple, and the façade becomes a composition describing the building's response to its environment.</p>

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	The materials have been selected to ensure long life durability and low maintenance. With the use of natural concrete and prefinished metal