



Apartment Design Guide (SEPP.65)  
Design Quality Principles

04/11/16  
Rev A

**APARTMENT DESIGN GUIDE**  
**DESIGN QUALITY PRINCIPLES**  
**(State Environmental Planning Policy No. 65)**

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## 1.0 The Proposal

The proponent seeks approval for demolition of the existing site improvements, and the construction of a new residential flat development accommodating twenty-three (23) residential apartments. The development is located at 31 Santley Crescent, Kingswood. The proposed building accommodates twenty-three apartments over 6 levels with car parking provided in two basements.

The building is designed to integrate into the site and the locality and reflect the style and design of character provided for in the Councils future vision for the area.

The proposal is permissible within the zone and satisfies the relevant statutory frameworks for the proposed use of the land. On balance, the development is considered to be ecologically sustainable and in the public interest.

## 1.1 Introduction

This report should be read in conjunction with the architectural drawings provided with the Development Application. It responds to each of the nine SEPP 65 Design Quality Principles in the Apartment Design Guide (ADG), and includes an attached compliance table which responds to each of the relevant 'Objectives' contained within the Apartment Design Guide (ADG) Part 3 and 4.

## 2.0 Design Quality Principles (SEPP 65)

As the proposal involves the construction of a new residential flat building, Council is to consider the proposal against the provisions of SEPP 65. The proposed development has been assessed against the relevant design quality principles under Pages 12 and 13 of Apartment Design Guide as follows:

### 2.1 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.*

The proposed development responds and contributes to the context of the built environment surrounding it. The site is located in an area characterized by commercial

developments, mixed use developments, residential flat buildings and is zoned ideally for a Residential Flat Building proposal comprising of 23 residential apartments. The proposal will be in context with the surrounding developments and consistent with the zoning based on future desired outcomes for this region.

There are many desirable elements within close proximity to the site, some of which include Kingswood Train Station, Kingswood Business District, Nepean Hospital and Chapmans garden and oval.

The proposed development aims to meet the objectives of the proposed future character for the area as well as meeting the objectives of the prescribed zoning.

The existing urban fabric is made up of a mix of building typologies from various decades with the most notable being mixed use, 3-storey 'walk-up' flats and single dwellings. The proposed development aims to respond to the surrounding context by introducing a built form sympathetic to the existing streetscape as well as introducing a contemporary architectural style to offset from the existing typologies.

## 2.2 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.*

The bulk, scale and height of the proposed development has been modelled to ensure compatibility with other existing buildings in the immediate and surrounding locality as well as being sympathetic with councils street building envelope controls. The proposed building is in keeping with the bulk and scale of the precinct whilst taking into consideration the current existing form of various neighbouring properties.

The building has been designed to be viewed 'in the round' with careful consideration placed on the aesthetic treatment of visible facades. This has resulted in a detailed and intricate façade elevation which provides a high level of detail and overall visual appeal, taking cues from the immediate adjoining developments.

The siting of the building has been carefully planned complying with council's setback policy and is consistent with the LEP height controls, where required.

The proposed development has been designed with a simple rhythm of built form, with traditional notions using limited yet high quality building materials to ensure textural qualities are maintained within the façade treatment.

The proposed building form, selected colours and material are a direct response to streetscape and locality as well as introducing a fresh contemporary perspective along the existing streetscape. The proposal positively contributes to the streetscape, providing a unique, well designed building in a nostalgic setting.

### 2.3 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.*

The proposed development provides a total of twenty-three (23) units in a locality that is zoned for the proposed development. The proposed development is compatible with Council and State Government's strategic vision for the development of localities in close proximity to retail centres and public transport systems.

Density on the subject meets councils FSR controls. The proposed building is considered to have an appropriate density for the site and the locality.

### 2.4 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.*

The proposal has been designed to maximize energy and resource efficiency, with all dwellings designed to promote the principles of passive solar design and natural ventilation.

All living areas open directly onto balconies/courtyards and the use of covered terrace areas will provide shading during the summer months and allow sunlight to penetrate during winter.

The proposal provides for twenty-three (23) residential apartments where 69.5% of apartments achieve full cross ventilation whilst the remainder achieve single sided ventilation.

Furthermore, the building is to be constructed of a combination of concrete, masonry and metal roof structure which shall provide thermal mass. The built form is responsive to not only the site constraints but also to the surrounding environment. The initiatives outlined

in the BASIX Certificate will further aid in providing residential amenity and efficient use of natural resources.

## 2.5 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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.*

The proposed development provides a landscaped zone at the roof top and also at the rear of the building as part of private open spaces including deep soil zones. The landscape scheme has been designed in a manner where by soft landscape treatment will assist in the softening of the built form and shall further soften the development's perception from within the site. In addition the proposed landscaping along the boundaries aims to improve the amenity of the adjoining developments.

## 2.6 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.*

The proposed development has been designed to maximize the amenity for apartments within the scheme as well as protect and enhance the amenity of adjoining properties.

The internal layout and configuration of the apartments will ensure appropriate room dimensions, access to light, ventilation and privacy. The proposed apartments adopt well designed spaces with comfortable room dimensions, with positive outlooks.

High Ceilings and large openings will ensure light and air penetrates deep into the floor plan. The driving force into the design has been to create interesting and highly desirable interior volumes.

## 2.7 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.*

The proposed development has been designed having regard to the principles of Crime Prevention through Environmental Design. The proposed building has been designed with direct presentation to the street, having balconies and windows overlooking all setbacks to maximize opportunities for casual surveillance. The incorporation of clearly defined and well-lit entrances shall both provide a highlight design feature allowing ease of introduction to the entrance of the building as well.

There are no areas for concealment and a clear demarcation between public/communal and private spaces has been adopted. Subtle level changes and divisions between private and communal zones provide clearly defined zones within the common open space as well as at the entrance into the development.

## 2.8 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, providing opportunities for social interaction amongst residents.*

The proposed development provides for a total of twenty-three (23) dwellings.

This shall suit the social mix and needs of the neighbourhood. The apartment mix provides for a range of budgets/tenures in terms of dwelling sizes. With the greater housing need within the locality, the proposed development meets a demand for providing this apartment type within close proximity to main transport lines.

## 2.9 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.*

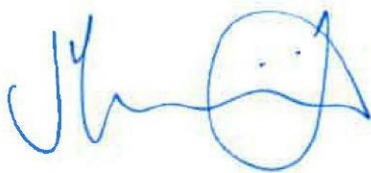
*The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

The proposed development will result in a positive urban design outcome for the site, providing a well-designed development with direct presentation to the street frontages and remaining aspects.

The proposed building is structured to reinforce its location and typology through materials, textures and colour palette proposed. The colours and materials used and articulation of façade language will be complementary to the surrounding streetscape in this area. The proposed development will improve the streetscape, and is likely to set a good architectural element for future development in the locality and other infill type developments.

Components of the proposed development will be seen in the round and as such as driven a highly detailed design of all visible facades to promote visual interest in the skyline which complements the surrounding developments and locality.

Regards



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Attachment 1: Apartment Design Guide (ADG) Part 3 and 4 compliance table.

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