

COMPLIANCE TABLE – SEPP 65 DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

PRINCIPLE		COMMENT	COMPLIES
Principle 1: Context	<i>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</i> <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>	Tweed Heads is the gateway to NSW and the Tweed Shire, straddling the NSW/QLD border, Tweed Heads is located on the Tweed River in north-eastern NSW - and through the controls will expand and renew to ensure a successful future for its demographically ageing population. The site forms the South-Western edge of the defined Tweed city centre zone on the Bay Street commercial shopping strip, and as such provides an excellent opportunity for an enhanced entry sequence via a new gateway response. The site is detached from the traditional 'shop top' decorative two storey shop units along the main street by Enid Street. The DCP provides opportunities for the future development of these adjacent shop sites into similar high rise buildings, that which will form a coherent, active street wall. Following a rigorous process of site & urban design analysis; explorative concept design; extensive consultation between the proponent, Tweed Shire Council, and the Department of Planning, agents and specialist consultants; HBG propose a contemporary response to this key gateway site which will celebrate this important opportunity for Tweed City Centre. From the outset, the decision to employ a distinctly contemporary language was taken to avoid architectural pastiche via the replication of the old. An adaptation of the previous designs prepared & approved by council in Versions 2 & 3 is seen in the current proposal (BDA Architects DA 43-3-2005 MOD 1 (approved November 2009) + Heran Building Group DA 43-3-2005 MOD 2 (approved August 2011)). The development is intended not to replicate, but to complement and positively contribute to its context. These design principles ensure consistency with this principle.	✓

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Principle 2: Scale	<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> <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>	Compliance with this principle is demonstrated by the proposal's general compliance with Council controls together with the following Urban design concepts affecting scale: • Street wall that relates to neighbouring context • Upper layers of the buildings are hierarchically diminutive in scale and language • Corner response – a considered, positive, well proportioned form, built to the boundary of the site and being the highest element of the development • Enid Street elevation provides an appropriately scaled bookend to the secondary street whilst complying to Council controls • Strict application of DCP setback and envelope controls (as seen in previous approved proposals) to neighbouring residential uses. These design principles ensure consistency with this principle.	✓
Principle 3: Built Form	<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> <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>	The principal concepts of the built form are • The fulcrum of the development is the corner response to Enid and Bay Streets. This built element provides a gateway marker to the precinct and celebrates the entry to the town centre • Apartment blocks are punctuated and broken down in mass relating directly to the scale of their neighbours and to enable excellent daylight access • Bay Street facade celebrates the DCP mandate of 'base and upper' portions of a building promoting active ground floor uses • Enid & Thomson Streets provide a mix of residential unit types with units orientated to, and activating the street	✓

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Principle 4: Density	<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> <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>	The site has envelope controls set out in the DCP and the maximum FSR of 4.5:1 is not exceeded, with a total of 20,730sqm GFA achieved. The development fits well within its context, has been conceived to provide a rich mix of units types to best serve the community as is consistent with the DCP vision for development in an area that is anticipated to undergo a transition. The development is therefore consistent with Principle 4.	✓
Principle 5: Resource, water and energy efficiency	<i>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</i> <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>	The development meets the provisions under the BASIX SEPP which seeks to achieve a reduction in the use of energy and water and improved thermal performance of the built form. As part of the compliance with the SEPP and to meet the provisions contained within this part, the proposal will incorporate features relating to ESD in the design and construction of the development, including water efficient fixtures, energy saving devices and rainwater retention for irrigation of the landscaped podium. In terms of design elements, the residential components have been designed to achieve a high level of cross flow ventilation and generally good solar access consistent with the provisions contained within the Residential Flat Design Code. These design principles ensure consistency with this principle.	✓
Principle 6: Landscape	<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> <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</i>	The minimum requirement for communal open space is satisfied with 1849.5m² of landscaped area, which equates to 33.8% achieved. The landscaping will be carried out in accordance with the Landscape Plan submitted with the development application. The scheme provides shading, areas for relaxation and greatly adds to the amenity of the development. Additionally each dwelling is afforded private open space in courtyards	✓

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	<i>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> <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>	or balconies. These design principles ensure consistency with this principle.	
Principle 7: Amenity	<i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i> <i>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>	The design provides adequate levels of internal amenity for future occupants. Generally the units within the residential component of the development will have good solar access, natural ventilation and have suitable visual and acoustic privacy. This is consistent with the provisions contained under the RFDC. The units will have appropriate storage and effective floor layouts and will be provided with private open space area either in the form of a courtyard, balcony or loggia. The development will be required to comply with the requirements contained under the Building Code of Australia (BCA) which defines minimum acceptable construction outcomes to minimise noise transfer between units and provide for natural ventilation and daylight. In terms of the commercial component of the proposal, the tenancies are fully accessible from the street and provide cover in the form of a continuous awning. Servicing is discreet either from Enid Street, via a dedicated street parking zone or directly from the basement area. Access for all is a fundamental tenet of the development as defined in the accompanying access report. These design principles ensure consistency with this principle.	✓
Principle 8: Safety and security	<i>Good design optimises safety and security, both internal to the development and for the public domain.</i> <i>This is achieved by maximising overlooking of public and communal</i>	The proposal provides good passive surveillance with sight lines across the site and to the adjacent streets. The mixed use of the development will provide active use of the site, which in turn will have the positive	✓

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	<i>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>	outcome of lengthened surveillance during the day where there will be a high use by the public and in the evening/ night by residents within the complex. This is an encouraged as a design element under the Crime Prevention Through Environmental Design Principles (CPTED). Suitable street and ground level lighting will be provided within the development to maximise surveillance opportunities at night and to reduce concealed areas. The car parking levels will have security doors restricting access to resident parking and suitable lighting will be provided within the carparks. As demonstrated within the accompanying plans and information, the development is consistent with the principles contained within CPTED.	
Principle 9: Social Dimensions	<i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</i> <i>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> <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>	The proposal will provide a wide variety of apartment layouts and sizes which will compliment type of housing available & desired within the area. Affordability has been a key driver in the design of the apartments. The site is highly sustainable in terms of location to local public transport, leisure and infrastructure. These design principles ensure consistency with this principle.	✓
Principle 10: Aesthetics	<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>	As described in Principle 1, from the outset, the decision to employ a distinctly contemporary language was taken. Form, material, finish and colour reinforce an aspirational proposal which embraces the principles established in the DCP. The aesthetic of the architectural design is therefore consistent with the objectives of principle 10.	✓