

1.1 State Environmental Planning Policy No. 65 (SEPP 65) & Design Quality for Residential Flat Buildings.

State Environmental Planning Policy No. 65 (SEPP 65) – Design Quality for Residential Flat Buildings applies to residential flat buildings of 3 or more storeys and 4 or more self-contained dwellings units. The policy aims:

- to improve the design quality of residential flat developments;
- to ensure that residential flat buildings are:
 - socially and environmentally sustainable;
 - are a long-term asset to their neighbourhood;
 - achieve the urban planning policies for their regional and local contexts.
- to achieve better building form and are better designed to improve the way they look, improve the streetscapes and public spaces they define;
- to satisfy the increasing demand of the community's needs;
- to maximise amenity, safety and security for the benefit of its occupants and the community, including those with disabilities;
- to minimise consumption of energy from non-renewable resources and be environmentally sustainable.

SEPP 65 includes ten design quality principles to which the proposed development must be assessed against. These are:

SEPP 65		
Design Quality Principle	Proposed development	Compliance
Principle 1: Context Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. In the case of precincts undergoing a transition, good design responds to the character as stated in planning and design policies	The site is located between the commercial centre of Pymble and the residential areas to the west of Pacific Highway . Its immediate context is characterised by: • 1 and 2 storey detached brick and tile roof homes, • the commercial/retail buildings fronting Pacific Highway, • the 4 to 7 storey high apartment buildings to the north and west of the adjacent site currently under construction. The proposed development is for a medium sized residential building containing 25 apartments in up to six levels over a basement car park. The proposal is consistent with the approved development on the adjoining site.	YES

Design Quality Principle	Proposed development	Compliance
Principle 2: Scale Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.	The building presents a three storey frontage to Pymble Ave with a set back fourth level. The scale is consistent with the adjoining commercial buildings, the new residential development on the adjoining and is sympathetic with the one to two storey dwellings on Pymble Ave.	YES
Principle 3: Built form Good design achieves an appropriate built form for a site and the buildings purpose, in terms of building alignments, proportions, building type 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 site falls at a gradient of about 1:5 to the west and the building steps down the accordingly. Level entry from Pymble Ave is provided at Level 3. The finished ground level at the Pymble Ave frontage is built up to reduce the apparent height of the building while improving visibility of the garden from the street. Bay windows and balconies articulate the street frontage while the roof over the set back fourth level floats lightly overhead. The apartments have a high level of internal amenity with good natural ventilation and balconies/ terraces provided to all apartments.	YES
Principle 4: Density Good design has a density that is appropriate for the site and its context, in terms of floor space yields (or numbers of units or residents).	The proposal is for 25 dwellings on a 0.1931 ha site. The density is appropriate given the proximity of the site to the North Shore Rail Line. Density outcome for the site is determined by the building envelope controls as defined in the Development Controls and Design Guidelines for this site, Site 01 under SEPP 53	YES
Principle 5: Resource, energy and water efficiency Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.	The proposal will minimise reliance on air conditioning by maximising natural ventilation, solar access and thermal ▪ majority of apartments occupy the corner of the building to allow for natural lighting and good natural ventilation; ▪ building oriented to avoid south aspect ▪ thermal mass of concrete external walls provides for comfortable environment without air conditioning.	YES

Design Quality Principle	Proposed development	Compliance
	- insulated roof; - onsite detention tank to prevent excessive stress on existing stormwater drainage; - trees for microclimate control; - minimisation of use of air conditioning to units; - use of energy efficient fixtures and fittings.	
Principle 6: 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.	The landscape design for the development: - retains existing significant trees; - enhances its external spaces; - provides for streetscape improvement of the public domain through street trees and entry feature trees; - provides thematic treatment of courtyard spaces; - provides screen planting of trees and shrubs from adjoining sites and roadways; and - utilises native plant species for low maintenance and low water usage;	YES
Principle 7: Amenity Good design provides amenity through the physical, spatial and environmental quality of a development. These include appropriate room dimensions and shapes, solar access, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlooks and accessible paths of travel.	- Bedrooms are predominantly orientated north, east or west to optimise solar access in winter. - Walls and roofs are well insulated for optimum comfort without the use of air conditioning. - Where possible, bathrooms are sited with external walls for natural ventilation. - Openable windows, landscaped courts and shade trees provide microclimate control to the external environment. - Courtyards are designed and landscaped with the thematic use of native trees. These are quiet spaces providing separation and residential amenity and also between the development and the public amenity. - There are a diverse range of unit types, ranging from single bedroom units to 3 bedroom units. - The internal layouts of the units have been designed to optimise privacy to bedroom and bathroom areas and provide flexibility to the common living, dining and kitchen facilities. - Provision of 3 adaptable apartments on the Pymble Avenue level to encourage housing for the elderly, disabled people and families with small children. This also includes provision of 3 parking spaces to conform with AS 1428.	YES

Design Quality Principle	Proposed development	Compliance
Principle 8: 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, providing safe access points and lighting appropriate to the location and desired activities.	The principles of crime prevention through environmental design are observed in the design of this development: with ▪ buildings sited in a manner that encourages opportunities for surveillance, with all dwelling units looking out onto private open space areas and surrounding streets. ▪ secured parking is located on level 1 basement with direct secure access to the internal lift and stairs. ▪ Units that have access to a private courtyard will have fencing to provide security and privacy to occupants and the public. ▪ secured entry to each dwelling unit; and ▪ no spaces suitable for loitering between footpath and secure building entry.	YES
Principle 9: Social dimensions Good design responds to the social context + 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, and to provide for the desired future community.	The development comprises a mix of one to three bedroom apartments to provide for a diverse social mix. Three adaptable apartments are provided to cater for elderly or disabled people, to meet the needs of an aging community looking to downsize from their detached dwellings while remaining within the same locality.	YES
Principle 10: Aesthetics 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 as well as contribute to the desired future character of the area.	The development is of contemporary design and utilises high quality, low maintenance external materials and finishes including stone feature cladding,	YES