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SUMMER HILL FLOUR MILL PROJECT (STAGE 1)_ SEPP65 STATEMENT

Prepared for EG Funds Management
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1 VERIFICATION STATEMENT

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My full name is Matthew Benjamin Pullinger. I am a Principal at HASSELL, a firm that specialises in Architecture, Landscape Architecture, Interior Design, Urban 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 Stage 1 Project Application; and
- (b) The design quality principles as 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
Principal, HASSELL

31/10/2012

2 _____ SUMMER HILL FLOUR MILL

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The 2.47 hectare Summer Hill Flour Mill site is located approximately 7 kilometres from Sydney's Central Business District (CBD), in the inner western suburb of Summer Hill. The site is highly urbanised and is strongly influenced by its proximity to central Sydney.

The site, as shown in Figure 2.1, forms part of a larger former industrial precinct located to the east of the light rail corridor, which covers an area of approximately 10 hectares and combined, forms an island of industrial land within a mostly medium density residential community.

The site is physically connected along the tributaries of Hawthorne Canal and the Cooks River. The close proximity to major roads, including Parramatta Road, Old and New Canterbury Roads and Liverpool Road further ensure good access and connectivity across the region. The site is also within short walking distance of both Summer Hill and Lewisham train stations. The creation of the future 'Greenway Corridor; incorporating light rail with walk/cycle paths and bush regeneration, will mean the Summer Hill Flour Mill site will have excellent access to regional open space connections.

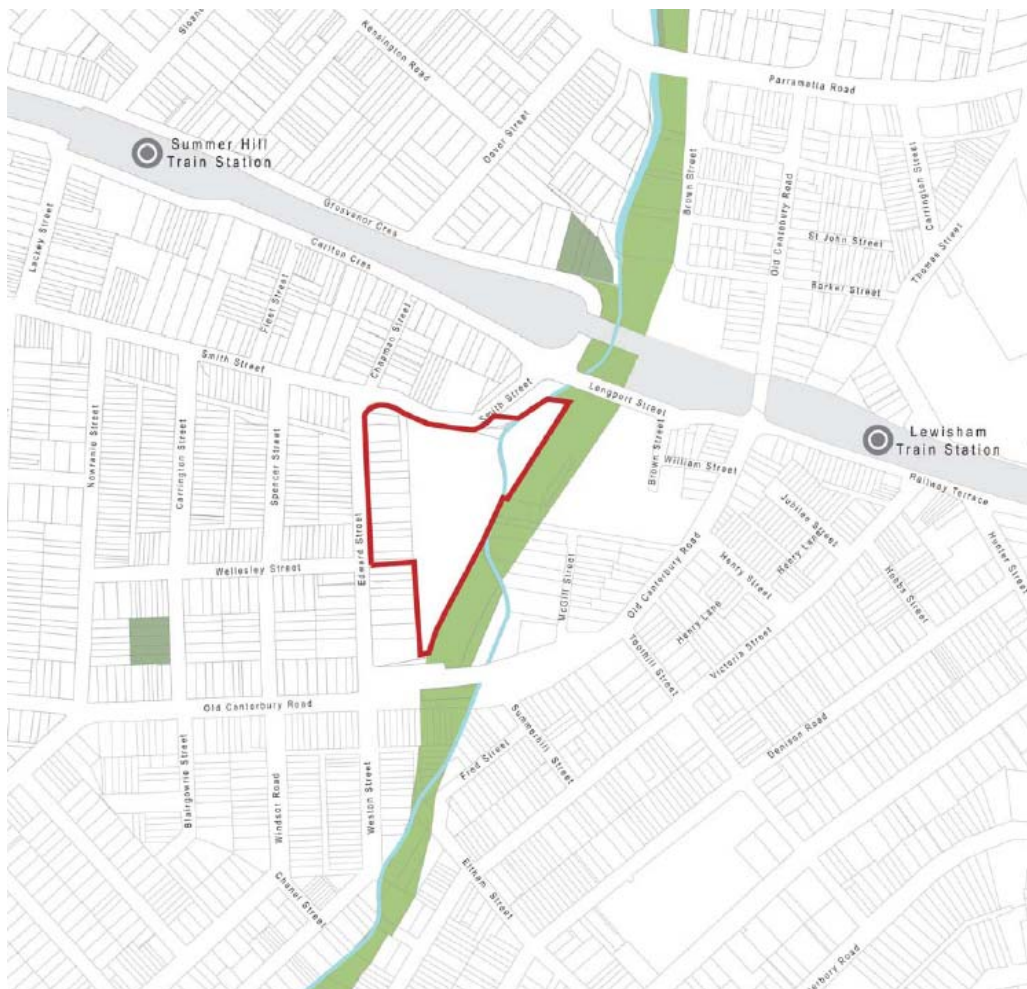


Figure 2.1_Site Location Plan (Overall Summer Hill Flour Mill site outline with public open space and future Greenway corridor)

The Summer Hill Flour Mill Stage 1 development site is situated in the north western corner of the Summer Hill Flour Mill site and is bounded by Smith Street to the north, Edward Street to the west, as shown in Figure 2.2 below.

While Stage 1 of the Summer Hill Flour Mill site lies within the boundaries of Ashfield Council, the full Summer Hill Flour Mill site extends across the local government areas of Ashfield Council and Marrickville Council with the LGA boundary traversing the site along the stormwater canal.

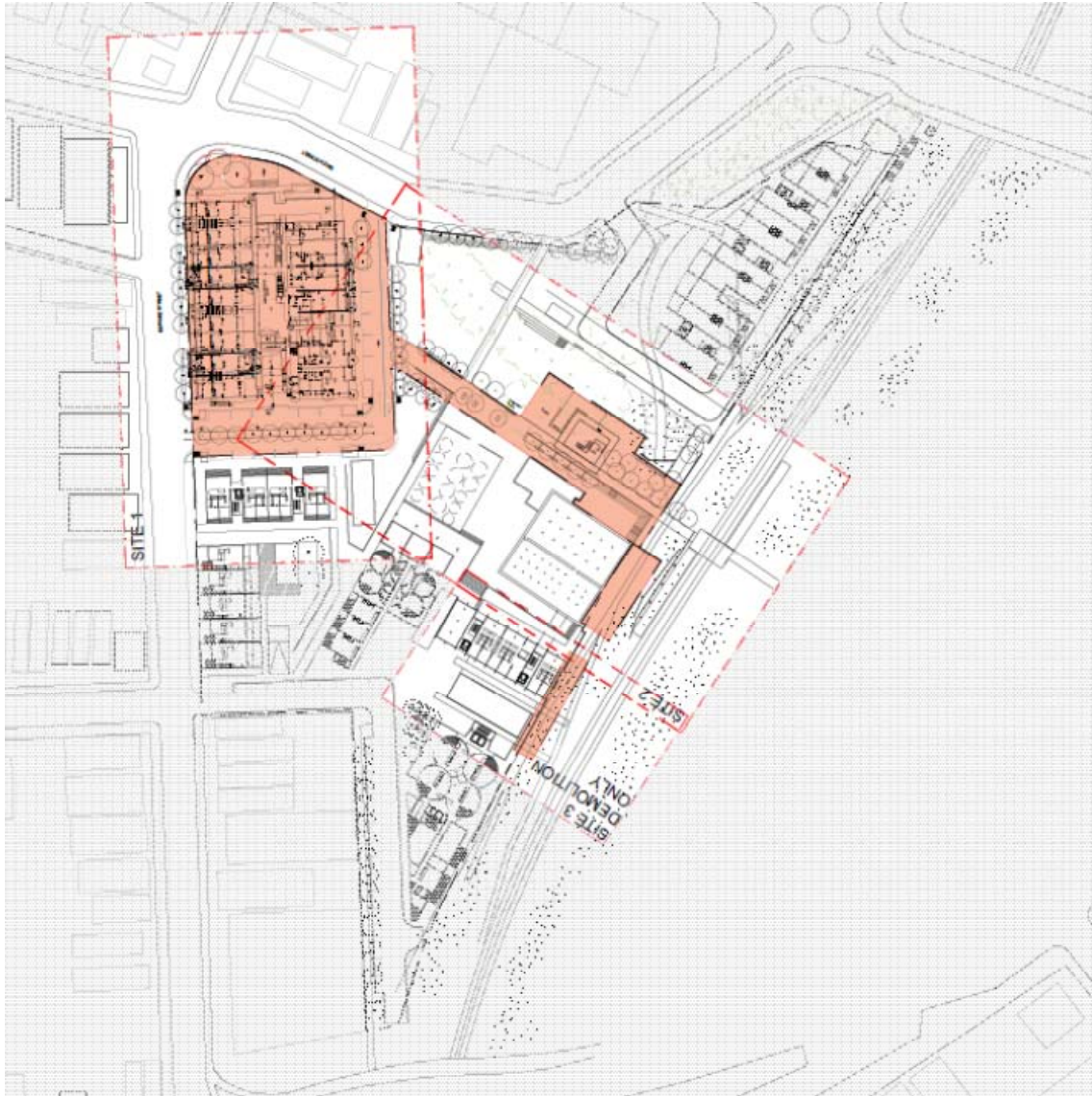


Figure 2.2_Proposed Summer Hill Flour Mill Stage 1 development (shaded)

Summer Hill is a local mixed use centre in Sydney's Inner West with diversity forming a strong part of its character. The site is situated between a series of local centres offering a mix of retail, community and commercial activities. Most of the Summer Hill local shops are clustered close to the train station.

There are formal pockets of open space scattered within the region with large corridors of green open space along the waterways and rivers north and south of the suburb, with no strong, clear connections between these open spaces.

The Summer Hill Flour Mill site is of significance within its local context, with the existing landmark silo and bin structures visible from across the immediate local district.

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The suburb of Summer Hill is rich in heritage with more than one hundred properties listed as items of significance, the majority of which are single dwelling houses. Collective group of buildings also combine to create local conservation areas, including a low density residential area adjacent to the site which contains a collection of late 19th and 20th century homes to form a Heritage Conservation Area.



Figure 2.3_Existing views of Edward Street



Figure 2.4_Views of Summer Hill Flour Mill existing buildings and silo structures

3 PROPOSED DEVELOPMENT

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The proposed Stage 1 development for Summer Hill Flour Mill is for the construction of multiple residential and retail/commercial units (Figure 2.2), comprising of:

- The demolition of a number of existing disused buildings, including the Administration Building and encroachments to the light rail corridor east of the Mungo Scott building.
- 9 new residential terrace houses,
- 35 new 1 to 3 bed residential units, consisting of one 4 storey and one 6 storey apartment building respectively,
- Resident and visitor parking within a basement car park area serving all dwellings,
- External landscaping including road works and communal courtyard above the basement car park, public access link to the future light rail stop or potential 'Greenway Corridor',
- New street access including provision for public street parking,
- Ground level Retail and Commercial units to the development and along the public access link.



Figure 2.5_Proposed Summer Hill Flour Mill Stage 1 (overall development)

4 SEPP 65 DESIGN 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 these design principles have been applied through the development is outlined in the table below.

This SEPP 65 Statement accompanies a Project Application for the proposed Summer Hills Flour Mill Stage 1 development. This should be read in conjunction with the Architectural Drawings and other documentation provided as part of the submission.

SEPP 65 DESIGN QUALITY PRINCIPLES

Design Principle 1	Comment
<p>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 Summer Hill Flour Mill site is being transformed from its industrial past to a vital medium density mixed use neighbourhood.</p> <p>The Stage 1 development is located at a key site along Edward Street and Smith Street. The range of building types is in keeping with the varied character of the local area with lower terrace houses situated along the Edward Street perimeter and taller apartment buildings located further away from this edge.</p> <p>The proposed street pattern and structure are consistent and complementary to the varied character of the area whilst respecting the industrial background history of the site itself.</p>
Design Principle 2	Comment
<p>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>Residential dwellings of the local area are generally modest in scale and stylistically mixed. The adjacent existing large silo and bin structures are a dominant and iconic feature of the local Summer Hill landscape.</p> <p>The Stage 1 development provides an appropriate scale, massing and height that suit the scale and character of the surrounding buildings and streets. The scale of the proposed development varies from 2 storey terrace houses along Edward Street to taller 4 to 6 storey apartment buildings situated away from the site perimeter and closer to the existing silo buildings.</p> <p>The apartment buildings have been designed to act as an important transition in scale between the surrounding low-rise and existing silo and bin structures.</p>
Design Principle 3	Comment
<p>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, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal</i></p>	<p>The Stage 1 development adopts a sensitive approach to built form. The buildings have been designed to accommodate site constraints and create a sensitive neighbouring residential area.</p> <p>The development has a residential focus with a diversity of dwelling types and sizes. New streets, public open space and links with the proposed light rail stop are proposed as part of the Stage 1 development.</p>

<i>amenity and outlook.</i>	All buildings are orientated towards the streets and public accessible space. The terrace houses are aligned along Edward Street to reinforce street definition. The apartment buildings respond to the new internal streets providing access to the southern and eastern edges of the site as well as the public access links to the future 'Greenway Corridor'.
Design Principle 4	Comment
<p>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 density of the proposed buildings within the Stage 1 development is appropriate on the site with its mix of medium and low-density residential buildings. An open courtyard provides the surrounding buildings with a pleasant outlook and greater amenity.</p> <p>The proposed development includes a public open space contribution linking to the future 'Greenway Corridor' ensuring that the surrounding public infrastructure and neighbourhoods are not significantly impacted upon.</p> <p>The proposed density is modest within an urban renewal context with good transport accessibility.</p>
Design Principle 5	Comment
<p>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>Sustainability plays a fundamental role in the design of the building, and is central to the design of the development. The layout has focused on providing a development with maximum amenity, having regard to solar access, energy conservation, water conservation and re-use, noise attenuation and waste reduction.</p> <p>All residential units within the Stage 1 development have a dual aspect and excellent natural cross ventilation. A rain water harvesting system has been proposed for the apartment building roofs. This is complemented by solar photovoltaic panels and a solar thermal boosted hot water generation system.</p> <p>Tree removal/replacement and Water Sensitive Urban Design (WSUD) strategies are in place and form key elements to the landscaping proposal.</p>
Design Principle 6	Comment
<p>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</i></p>	<p>As per the building design, the landscape and public domain design is based on full consideration of the constraints and opportunities present on the site.</p> <p>The Stage 1 development addresses the provision of newly accessible open space adjacent to the buildings with connections to the light rail and future 'Greenway Corridor'. A permeable environment is created through a series of streets and pedestrian routes have been established. These links and circulation are improved with visibility between the different spaces.</p> <p>In addition to the public spaces, an open communal</p>

<p><i>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>courtyard adjacent to all residential units provides an external gathering space for resident use, including communal activities. A combination of soft and hard landscaping is proposed to the open communal courtyard over the basement car park structure.</p> <p>Where the new development involves the removal of existing trees, these will be replaced with more, new tree plantings along both street frontages to create a tree lined street environment.</p> <p>The new streetscape provides a public address to the apartment buildings and also provides links to the new open spaces. Additional tree planting will increase the total level of tree canopy on the public street frontages.</p> <p>The streetscape also incorporates a Water Sensitive Urban Design (WSUD) strategy. The street medians and kerbs seek to detain and filter stormwater run-off and allow water to soak into the sub-soil.</p>
Design Principle 7	Comment
<p>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 building has been designed based on a full analysis of the environmental constraints of the site.</p> <p>Solar access and natural ventilation is maximised in the development through the building layout and the provision of the open central courtyard. Cross ventilation is provided to all residential units. All dwellings achieve a dual aspect within the proposed Stage 1 development.</p> <p>Visual and acoustic privacy is maintained through a variety of measures ranging from physical separation to balcony screening, window orientation and adoption of louvers, screening and planting.</p> <p>A single storey basement area serves the development with the provision for plant rooms, waste storage and vehicle parking (including capacity for car sharing/wash facilities).</p> <p>New streets to the south and east of the Stage 1 development will provide a public address to the apartment buildings and surrounding new parklands and squares. The design of the development is such that access and layouts of the indoor, outdoor and service areas are easily accommodated and accessible. All apartment dwellings are accessible, and 5 (+10%) of these apartments are adaptable.</p> <p>A landscaped connection provides access to the future light rail platform and 'GreenWay Corridor' within Stage 1 development, with active uses such as retail/commercial units provided-along the public access link.</p>
Design Principle 8	Comment
Safety and Security	<p>Safety and security have been considered as important factors in the design process. Key features within the Stage</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>1 development include:</p> <ul style="list-style-type: none"> • Site planning and design is consistent with Crime Prevention Through Environmental Design (CPTED) principles. • Building layouts, configuration and creation of new addresses all facilitate passive surveillance and active streets. • Clear definition of public/communal/private spaces through appropriate design and detailing, access, planting, signage and fencing. • Clear sightlines through the apartment buildings to all entry/exit points and to the private communal space areas. • Secure entrances to the lobbies of residential apartments. Access to the basement car parking and open communal courtyard is normally restricted and secured. • Outdoor communal spaces within the development are overlooked to provide maximum security.
Design Principle 9	Comment
<p>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 within the development, ranging between:</p> <ul style="list-style-type: none"> • terrace houses (9) • one bedroom apartments (3) • two bedroom apartments (29) , and • three bedroom apartments (3) <p>Communal social and retail/ commercial facilities are provided within the development to meet the current and future needs of the immediate neighbourhood.</p> <p>Five, two bedroom apartment units within the Stage 1 development have been designated as Adaptable Housing.</p>
Design Principle 10	Comment
<p>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 Stage 1 development has been designed with careful consideration of the surrounding landscape and topography, contextual built form and any existing significant heritage items including the industrial nature of the adjacent silo and bin structures.</p> <p>Quality, durable materials are proposed through a palette of timber cladding, exposed concrete and fair faced brickwork forming the primary facades which is complemented by metalwork and glazing.</p> <p>A unified series of folded metal planes undulate along the length of the terrace house block to form its roof. The retail element on the ground level will have shopfront glazing.</p> <p>The various buildings are composed meaningfully with a language and expression that reflects the internal planning, external streetscape factors and surrounding context.</p>

5 _____ RESIDENTIAL FLAT DESIGN CODE

The Residential Flat Design Code is a set of guidelines that provide benchmarks for better practice in the planning and design of residential flat buildings. An assessment of the proposed development against the Residential Flat Design Code "Rules of Thumb" (which recommend minimum standards as a guide for local decision making), has been undertaken, and summarised below.

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SITE DESIGN

Site Configuration

- The Stage 1 development addresses the provision of newly accessible open space adjacent to the new buildings with connections to the light rail and future 'Greenway Corridor'. A permeable environment through a series of streets and pedestrian routes has been maintained. The existing links and circulation are improved with visibility and visual links maintained between the different spaces.
- The extent of Deep Soil Zone within the Stage 1 development has been maximised and constitutes approximately 33% of the site open space.
- In addition to the public spaces, an open communal courtyard adjacent to all the residential units provides communal open space of approximately 560 m2 within this development.
- A combination of soft and hard landscaping is proposed to the open communal courtyard over the basement car park roof structure.
- All ground level apartments and terrace houses have private open spaces, and 75% of the ground floor units within this development exceed the minimum recommended 25sqm area of private open space.
- The streetscape to this development incorporates a Water Sensitive Urban Design (WSUD) strategy. The street medians and kerbs seek to detain and filter stormwater run-off and allow water to soak into the sub-soil. Tree removal/ replacement and Water Sensitive Urban Design (WSUD) strategies are in place and form key elements to the soft landscaping proposals for the Stage 1 development.

Site Amenity

- Safety and security aspects within the development are considered as a fundamental part of the design.
- The Crime Prevention Through Environmental Design (CPTED) principles have been considered and addressed in the accompanying Environmental Assessment.

Site Access

- Access is afforded by accessible paths of travel throughout the public domain areas and into public areas of the proposed development. Level access is provided from the street to all apartment entrance areas through the open communal courtyard. Lifts are provided to serve the basement car park and all entrance areas with the apartments.
- All of the apartment units provide barrier free access as level access is provided from the open communal courtyard to the entrance lobby areas and lifts.
- Five of the two bedroom apartment units are fully adaptable.

BUILDING DESIGN

Building Configuration

- All dwellings throughout the Stage 1 development achieve a dual aspect; there are no single aspect residential units.
- All the apartments within this development are served by single loaded corridors. The maximum number of apartments served from a single core/ corridor within the two apartment buildings is 3 and 5 respectively.
- Pedestrian entry points are provided directly from the street level and the open communal courtyard respectively for both apartment buildings. The street edges are activated by providing gardens fronting the street. Separate entrances are provided to the terrace houses along Edward Street and all of the ground floor apartment units have separate entry points.
- The ground floor apartments and terrace houses have private gardens which front the street, which contribute to the spatial and visual structure of the street while maintaining adequate privacy and security for apartment occupants. The primary balconies to the residential units vary in depth but generally exceed the minimum required depth. These balconies can comfortably accommodate a table and two chairs.
- Typically the apartment units and terrace houses either meet or exceed the minimum 2.7 metre height for habitable rooms, and 2.5 m height for non-habitable rooms. Floor to ceiling heights for the apartment units at ground level are typically 2.8 metres and the Ground floor Retail Unit floor to ceiling height is approximately 3.1 metres.
- Most kitchens are generally located directly adjacent or close to windows.

- Five of the two bedroom apartment units are fully adaptable.
- In addition to the built-in kitchen cupboard and bedroom wardrobe storage areas, additional accessible storage is provided within the apartments or in the basement area.

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Building Amenity

- The majority of residential units are east-west facing.
- There are no single aspect apartments within the proposed development.
- All (100%) of the residential units are naturally cross ventilated and with building depths less than 18 metres deep.
- More than 60% of kitchens within the development have access to natural ventilation
- Daylight studies illustrate no significant adverse off site impacts and internally demonstrates compliance with the requirements for solar access to the dwellings within the Stage 1 development.

Building Performance

- A waste management strategy has been developed for waste storage and collection of the development with associated accommodation provided in the basement car park area and collection areas identified at street level.
- Provision for rainwater harvesting from the apartment buildings will be provided within the development. This be complied with and will be developed in greater detail.