

14 December 2011

Director
Department of Planning
Ground floor, 23 – 33 Bridge Street
Sydney NSW 2000



Dear Sir

**Re SEPP 65 Design Principles Statement
Project Application for Frasers Putney**

Cox Richardson are the architects and master planners of Phase 1 Frasers Putney.

Pursuant to Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified designer, meaning a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

As outlined below, I confirm that the design achieves the quality principles as a set out in Part 2 of the State Environment Planning Policy No. 65 – Design Quality of Residential Flat Development.

Please refer to the attached report which addresses each of the quality principles in detail.

Yours faithfully

A handwritten signature in black ink, appearing to read "Philip Graus". The signature is fluid and cursive, with a period at the end.

**Philip Graus
DIRECTOR
Cox Richardson Architects and Planners**

SEPP 65 Design Principles Statement

Frasers Putney

February 2011

PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Principle 1 – Context	<ul style="list-style-type: none"> • Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. • 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. 	<p>Phase 1 contributes to its context, both natural and built. The plan maintains existing levels and topography to the maximum extent possible, consistent with the broader approved Concept Plan.</p> <p>The built form is sympathetic to existing built form including proposed 2 storey dwellings on the south eastern boundary which are adjacent to existing dwellings on Charles Street.</p> <p>Low rise apartments are located more centrally within the site and are set back from the north west boundary. The apartments do not overshadow this edge.</p> <p>The buildings on the south west edge of Phase 1 address the proposed public open space providing a well defined low rise edge.</p>	✓
Principle 2 – Scale	<ul style="list-style-type: none"> • Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. • 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. 	<p>Phase 1 comprises a mix of 2 and 3 storey dwellings as well as low rise apartments.</p> <p>As described above, the buildings are scaled to create positive relationships both within the site and with regards to adjoining places.</p> <p>Generally a low 2 storey scale is maintained against existing residential dwelling houses.</p> <p>A 2 -3 storey edge is maintained on the new park edge.</p> <p>The low rise 5 storey apartments are located within the site, set back from the north west edge.</p>	✓
Principle 3 – Built Form	<ul style="list-style-type: none"> • Good design achieves an appropriate form for a site and the building's 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. 	<p>The concept plan integrates landscape and architecture. A complying Phase 1 creates a public domain of streets and linkages, connected to both the proposed public park as well as to future stages.</p> <p>The proposed buildings are designed to comfortably fit within the broader public domain setting.</p> <p>The dwellings are contemporary and simple in form and massing, creating well proportioned spaces.</p> <p>Roofs vary in profile to create an interesting silhouette seen against a backdrop of landscape.</p> <p>Built form defines the public domain, either street edges; the proposed park or minor open spaces or pathways.</p>	✓

<p>Principle 4 – Density</p>	<ul style="list-style-type: none"> • Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents) • 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. 	<p>The density proposed is consistent with the approved Concept Plan which has developed a holistic approach for the entire site.</p> <p>The site is located on Victoria Road where there are good bus services.</p> <p>The site is a transitional one being a large unfragmented one that has previously supported health uses. The substantial size of the site can accommodate a range of densities.</p> <p>Consistent with the approved Concept Plan, Phase 1, located towards Victoria Road includes low rise apartments as well as 2 – 3 storey dwellings.</p>	<p>✓</p>
<p>Principle 5 – Resource, Energy and Water Efficiency</p>	<ul style="list-style-type: none"> • Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. • 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. 	<p>The key sustainability initiatives are achieved on a master plan scale. The new park (subject to a separate approval) will address drainage and water quality measures.</p> <p>Within Phase 1, large areas of deep soil and landscape minimise pervious areas and run off.</p> <p>Individual lots will include rainwater tanks. All dwellings will meet BASIX requirements.</p> <p>Throughout the broader master plan and Phase 1, public streets and pathways will provide safe and direct access to open space as well as local bus stops and minimising car use.</p>	<p>✓</p>
<p>Principle 6 – Landscape</p>	<ul style="list-style-type: none"> • Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for booth occupants and the adjoining public domain. • 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 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. • 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. 	<p>As noted above, landscape and architecture are integrated into both the overall master plan and Phase 1.</p> <p>The Phase 1 landscape includes:</p> <ul style="list-style-type: none"> • The public spine road including street trees and verges. • Retained vegetation including a buffer on the northwest boundary. • Pedestrian pathways. • Private gardens to the apartments and private own spaces of the dwellings. <p>Vegetation species are selected for both water tolerance and the ability to provide shade and amenity.</p>	<p>✓</p>
<p>Principle 7 – Amenity</p>	<ul style="list-style-type: none"> • Good design provides amenity through the physical, spatial and environment quality of 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. 	<p>Amenity has been considered at all levels from overall master planning, subdivision layout, as well as building design.</p> <p>The master plan maintains the natural qualities of the site, including vegetation and topography.</p> <p>Within the master plan as range of building types have been located to maximise orientation and outlook. Accordingly, the apartment buildings are oriented to the north,</p>	<p>✓</p>

		<p>while terraces have north facing open spaces.</p> <p>Within the buildings themselves apartments achieve a high level of solar access and cross ventilation. Detail compliance with the rules of thumb, are set out separately.</p> <p>A high degree of accessibility is achieved as prescribed in a separate report.</p>	
<p>Principle 8 – Safety and Security</p>	<ul style="list-style-type: none"> • Good design provides amenity through the physical, spatial and environmental quality of development. • This is achieved by maximising overlooking of public and communal spaces whilst 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 open spaces. 	<p>Safety and surveillance have been considered in the layout of the Master Plan as well as individual buildings.</p> <p>The Master Plan is structured around a spine road. Dwellings are located on both sides of the road to provide passive surveillance.</p> <p>Dwellings are also located at the edge of the new park to provide outlook to this space. The private open space between the two apartment buildings is overviewed by both buildings with all entries of this space.</p> <p>Generally the edges between the public and private domain are clearly defined, either by landscape or street edges.</p>	<p>✓</p>
<p>Principle 9 – Social Dimensions</p>	<ul style="list-style-type: none"> • 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. 	<p>The overall master plan will provide a broad range of dwelling types as well as a new public park (by a separate application).</p> <p>Phase 1 will deliver the first part of the range of housing types including:</p> <ul style="list-style-type: none"> • A range of garden apartment types. There is a lack of garden apartments in this area. • A range of dwelling types. A lack of smaller housing types exists in the area. Accordingly the following is proposed: <ul style="list-style-type: none"> • Detached dwellings • Semi detached dwellings • Terraces 	<p>✓</p>
<p>Principle 10 - Aesthetics</p>	<ul style="list-style-type: none"> • 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 precinct undergoing transition, contribute to the desired future character of the area. 	<p>All elements of the public and private domain, built and landscape have been carefully considered as a whole.</p> <p>The architecture developed is modest in scale and contemporary in expression.</p> <p>The aesthetic responds to environmental conditions with generous terraces, inside/outside, overhangs and sun shading.</p> <p>Careful consideration has been given to facade proportions, as well as articulation and varying materials.</p> <p>Most importantly individual buildings are considered as part of a cohesive streetscape that integrates architecture and landscape.</p>	<p>✓</p>