

DKO

# 11 Gibbons Street Redfern

SEPP 65 Report

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# 11 GIBBONS STREET, REDFERN

## **SEPP 65 REPORT**

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## **Introduction**

St George Community Housing (SGCH), a local community housing provider focused on the Sydney Metropolitan Region, has commissioned DKO for the design of 11 Gibbons Street, Redfern. The development includes a mixed-use retail and commercial component and a 100% mix of Affordable Housing as its residential component.

The project aims to achieve design excellence through various aspects of design.

## **Project Details**

The proposal includes an activated ground floor with retail/commercial spaces, cafe, community hub, offices and bicycle storage.

On upper levels, the building provides 160 residential units comprised of 1-3 bedroom units with sizable balconies and communal spaces for the amenity of residents.

## **Purpose of this Report**

This report aims to demonstrate how the design quality principles identified in SEPP 65 (*State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development*) have been considered in the project design.

**INTRODUCTION**  
**PROJECT DEVELOPMENT SUMMARY**

	Controls	Proposed
Site Area	1578 m <sup>2</sup>	
FSR	7.00	
Max. Allowable GFA	11046 m <sup>2</sup>	
ARHSEPP 20% Bonus FSR	8.40	<b>8.39</b>
Max. Allowable GFA	13255 m <sup>2</sup>	<b>13238 m<sup>2</sup></b>

**Apartment Mix Breakdown**

	Studio	1 Bed	1Bed+S	2 Bed	3 Bed	Dual Key	Subtotal	NLA	NSA	GFA	Solar Access	Cross Vent.
Ground Floor							0	574		760		
Level 1	0	2	0	6	1	1	10		803	992	7	4
Level 2	0	2	0	6	1	1	10		803	992	7	4
Level 3	0	3	0	3	0	0	6	50	380	521	3	4
Level 4	0	2	0	4	0	0	6		395	472	3	4
Level 5	0	3	1	6	0	0	10		649	741	7	7
Level 6	0	3	1	6	0	0	10		649	741	7	7
Level 7	0	3	1	6	0	0	10		649	741	7	7
Level 8	0	3	1	6	0	0	10		649	741	7	7
Level 9	0	3	1	6	0	0	10		649	741	7	7
Level 10	0	3	1	6	0	0	10		649	741	7	7
Level 11	0	3	1	6	0	0	10		649	741	7	7
Level 12	0	3	1	6	0	0	10		649	741	7	7
Level 13	0	3	1	6	0	0	10		649	741	7	7
Level 14	0	3	1	6	0	0	10		649	741	7	7
Level 15	0	3	1	6	0	0	10		649	741	7	7
Level 16	0	3	1	6	0	0	10		649	741	7	7
Level 17	0	2	1	5	0	0	8		526	609	6	
<b>Subtotal</b>	0	47	13	96	2	2	<b>160</b>	<b>624</b>	<b>10695</b>	<b>13238</b>	<b>110</b>	<b>44</b>
Percentage Mix	0%	29%	8%	60%	1%	1%	100%				70%	61%

1 Bed	47	29%
1Bed+S	13	8%
2 Bed	96	60%
3 Bed	2	1%
Dual Key	2	1%
Total Units	160	

**PRINCIPLE 01**  
**CONTEXT AND NEIGHBOURHOOD CHARACTER - LOCATION PLAN**

<b>Legend</b>	 Subject site	 Parks and Open Spaces
	 Railway line	 Education Institutions
	 Major Road	 Significant Buildings
	 Local Access Road	 Police Station





**PRINCIPLE 01**  
**CONTEXT AND NEIGHBOURHOOD CHARACTER**



View 1. Gibbons St Reserve looking east to site



View 2. Gibbons street looking south to site



View 3. Gibbons street looking north to site



View 3. William L N looking south west to site



## PRINCIPLE 02 BUILT FORM AND SCALE

### SEPP 65

*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.*

### Response

The role of DKO's architecture is to mediate between the existing condition and the future urban context. In terms of bulk and height, the proposal has been carefully considered to respond to the areas transition into a future growth area. The building form aims to reduce the perceived mass of a development of this scale by utilising vertical and horizontal elements to break up the massing.

The proposed development sits within an existing commercial zone which comprises mixed use development and complies with an uplifted Affordable Housing incentive bonus to achieve an FSR of 8.4:1 with resolved setback values to minimise overshadowing to adjacent buildings. The scale and built form of the development will respond to that of its surrounding developments. The proposed ground level appropriately addresses its retail street edge along Gibbons Street, by providing appropriate street frontage that encourages activation and access.

The building footprint comes close to ADG compliance on lower tower levels but maintains the same footprint on upper levels. On setbacks are applied fronting Gibbons Street on podium levels.

The development seeks variations to the setbacks in line with the ADG but can be justified given the nature of the area and manipulation of the building's typical plate layout. This includes the orientation to maximise northern sunlight and the use of high windows on sides with adjoining properties for privacy.



## PRINCIPLE 03 DENSITY

### SEPP 65

*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.*

### Response

The proposal delivers a total of 160 apartments, of 1B (B - Bedroom), 2B and 3B apartments to deliver a consistent housing mix with densities relevant to surrounding new development and planning policies.

The established urban neighbourhood is characterised by existing residential flat buildings and many new residential developments of approximately 18 storeys. The proposal takes in consideration factors of overshadowing, amenity and privacy impacts between existing and future buildings, open space patterns, and demand for new public domain elements.

The residential density of the proposal is sustainable, suitable, with excellent access to public transport, shops and residential facilities and services, and provides much needed social and affordable housing. Due to the site's urban context and the nature of the project, the proposed development possesses the ability to be supported by existing and future infrastructure.

The design provides a sensitive transition between existing residential buildings in the vicinity and future developments that follow the planning controls.



**PRINCIPLE 04**  
**SUSTAINABILITY - ESD INITIATIVES**

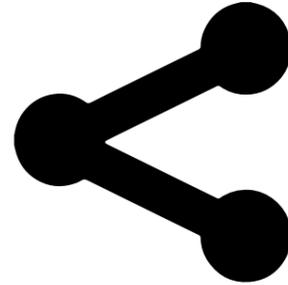
**SEPP 65**

*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.*

**Response**

Northrop were engaged to advise how ESD initiatives could be incorporated to achieve SGCH's commitment to creating sustainable affordable housing. The building has been designed to achieve an average of 8.3 star NatHERs Rating across all dwellings.



**On-Site Renewable Energy**

The development aims to reduce carbon emissions from the building's operational energy through the inclusion of an on-site solar PV system. On site renewable energy will be produced from a solar PV array of up to 50kW installed on the roof. With a predominately north orientation, a 50kW system is expected to have an average annual electricity production of 71.3 MWh, enough to power common areas of the building.



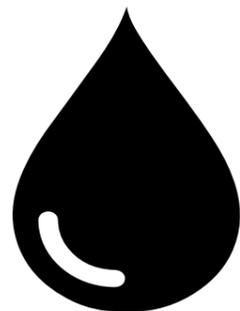
**Embedded Electricity Network**

An embedded electricity network will help to maximise the economic sustainability and security of energy use of the building. Embedded networks aggregate a building's energy consumption to a single metered grid connection, with sub-meters available to measure individual tenant's energy consumption.



**Improved NATHERs Rating**

The development will provide an 8.3 Star average NatHERs rating across all dwellings. By targeting a higher NatHERs rating, heating and cooling loads for individual units will be lowered to result in improved thermal comfort, lower emissions and lower energy costs for tenants. These initiatives are estimated to save each dwelling \$900 a year.



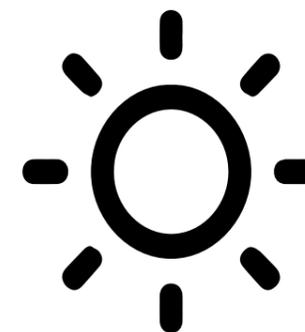
**Water Efficiency**

4 Star WELS ratings are used for taps and WCs. Separate mains potable water connections are provided to each dwelling and a 25 kL rainwater tank is provided to reuse roof water and irrigate common area landscaping.



**Energy Education**

While pursuing a high NatHERs rating has significant benefits from an ESD perspective, building tenants have an important role to play to ensure they benefit from living in energy efficient homes. SGCH will aim to provide prospective tenants with information around energy efficient lifestyle habits through brochures and/or workshops.



**Passive Solar Design**

Passive solar design principals have been incorporated into the development to further reduce heating and cooling loads on individual units without compromising on daylight levels. Large balcony overhangs create effective horizontal shading devices which exclude summer sun, while careful orientation still allows afternoon winter sun to penetrate the dwellings.



**Sustainable Transport**

Occupant transport is large contributor to a building's overall environmental footprint. The proximity of Redfern Train Station gives the site the highest Green Star Accessibility Rating, meaning more than 15% of the Greater Sydney population can reach the site within 45 minutes or less.

## PRINCIPLE 05 LANDSCAPE

### SEPP 65

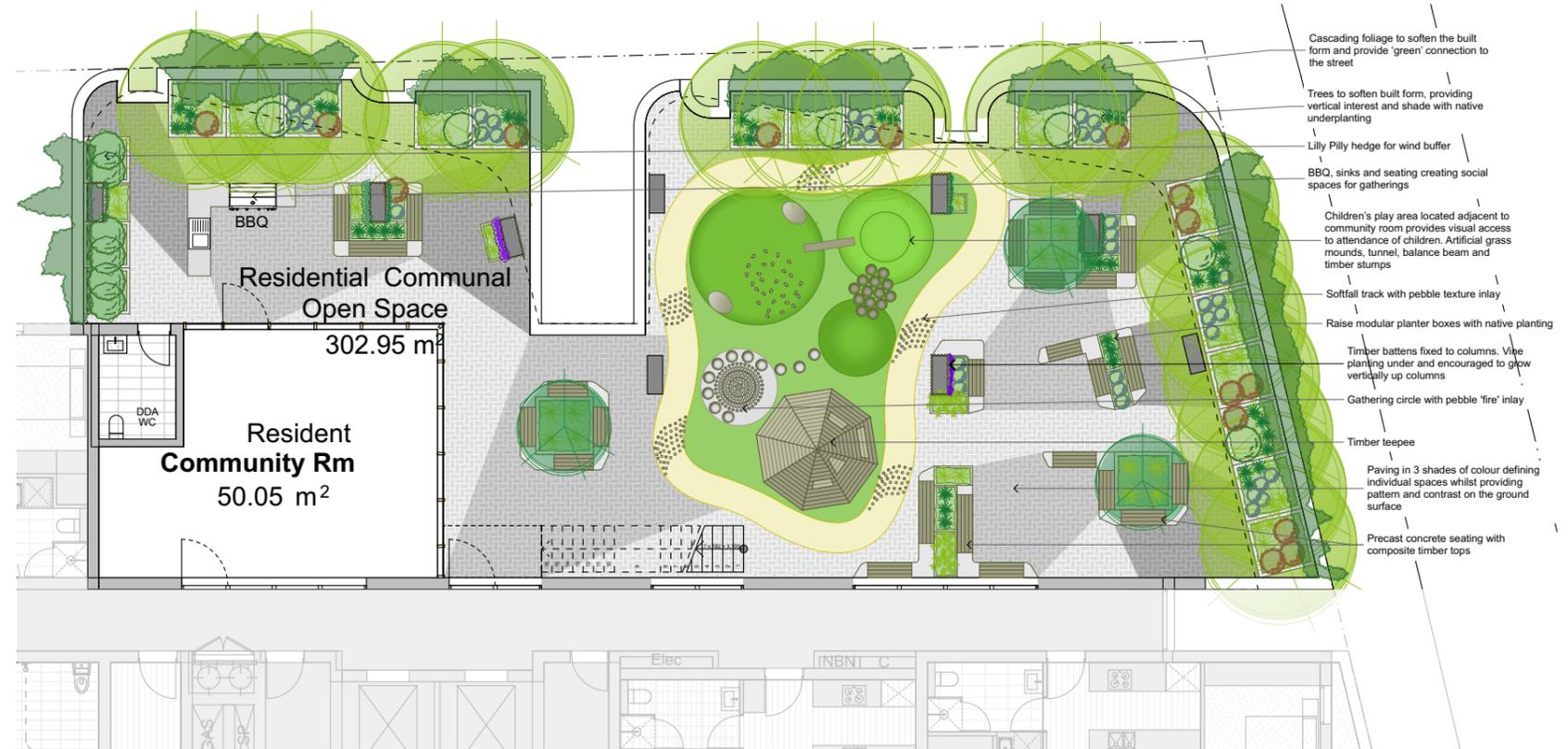
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape 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.

### Response

The general principals cross both level 3 and level 17 are consistent. Trees to the perimeters of the outdoor space provide vertical interest, privacy, wind protection and shade whilst contributing a green connection to the street. This is further enhanced by the cascading foliage falling down the building facades, softening the built form. The space is further softened with climbing plants, encouraged to grown vertically up timber battens fixed to the columns. Precast concrete seating with composite timber tops are arranged in clusters to encourage group gatherings whilst individual seats allow areas for quiet reflection and a more passive use of the space. Use of primarily an indigenous and native palate of plants which reference the Aboriginal Cultural Heritage, will provide robust and hardy planting.

At ground level, and in line with Council's street planting requirements, we have provided an additional tree on Gibbon's street which is consistent with the existing planting to this street.



Landscape Plan - Level 3



Landscape Plan - Level 17



## PRINCIPLE 06 AMENITY

### SEPP 65

*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.*

### Response

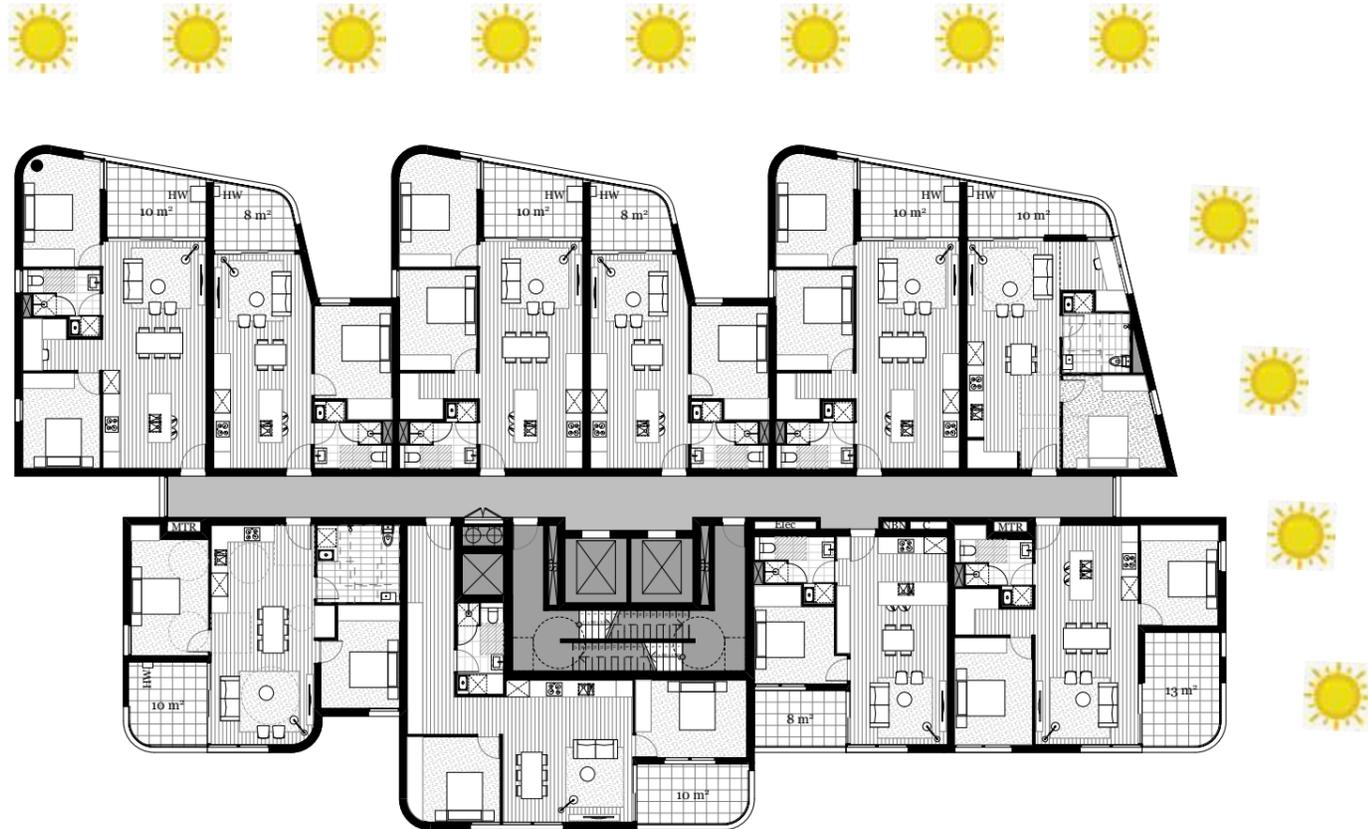
The design has sought to resolve the many constraints involved with the subject site such as cross-ventilation, noise impact from Gibbons Street and street edge activation. Some of the measures taken include addition of winter gardens on lower levels, reduced glazing on the facade facing Gibbons Street and podium articulation.

Generally the proposed development is aligned on a east-west axis to address the street frontage. The proposal maximises the daylight to each unit. The proportion of all units that achieve minimum 2 hours of sunlight into living room windows between 9 am and 3 pm during mid winter complies with constraints outlined in the ADG. In terms of natural cross ventilation, the development reaches a compliance at 61%. Balconies are designed to provide usable outdoor space while maintaining privacy between units while ensuring good solar penetration and ventilation to each unit. Private recreational areas (balconies) are accessed directly from main living spaces of each apartment. The proposed building carefully considers privacy to any balconies and bedroom windows facing adjoining properties. Accessible paths of travel are provided to all units and common areas.

The design proposal complies with SEPP 65 criteria and thus provides a high level of amenity to all apartments.



**PRINCIPLE 06**  
**AMENITY - SOLAR ACCESS**



Unit Number	Solar Access > 2hrs
101	✓
102	✓
103	✓
104	✓
105	✓
106	✓
107	✓
108	
109	
110	
201	✓
202	✓
203	✓
204	✓
205	✓
206	✓
207	✓
208	
209	
210	
301	✓
302	✓
303	✓
304	
305	
306	
401	✓
402	✓
403	✓
404	
405	
406	
501	✓
502	✓
503	✓
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710	

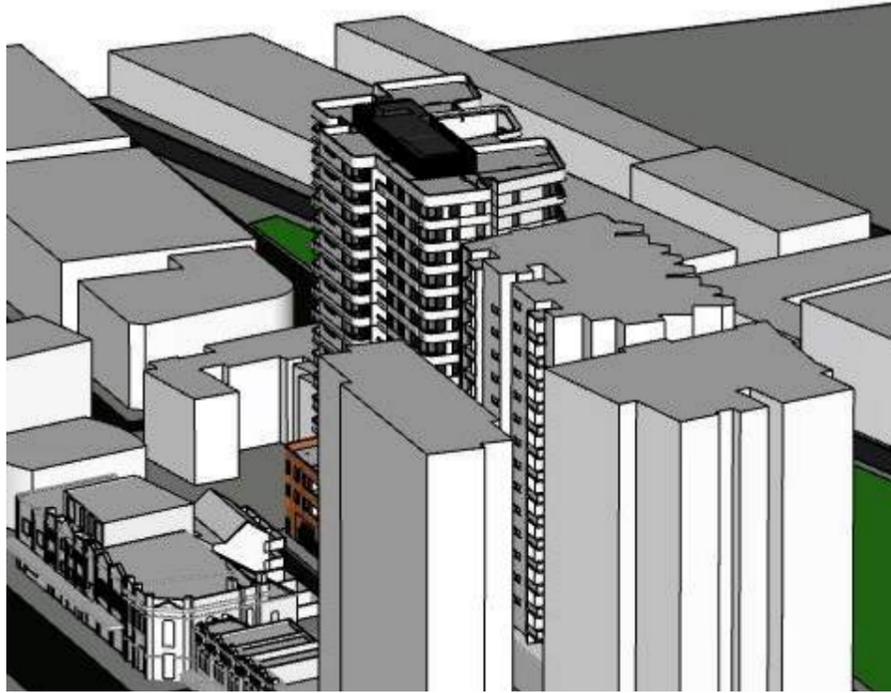
801	✓
802	✓
803	✓
804	✓
805	✓
806	✓
807	✓
808	
809	
810	
901	✓
902	✓
903	✓
904	✓
905	✓
906	✓
907	✓
908	
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910	
1001	✓
1002	✓
1003	✓
1004	✓
1005	✓
1006	✓
1007	✓
1008	
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1010	
1101	✓
1102	✓
1103	✓
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1703	✓
1704	✓
1705	✓
1706	✓
1707	✓
1708	

The proposed development is designed to provide the maximum amenity to a majority of the dwellings, with most units having the best possible orientation with relation to the site. The proportion of all units that achieve minimum 2 hours of sunlight into living room windows between 9 am and 3 pm during mid winter complies with constraints outlined in the ADG.

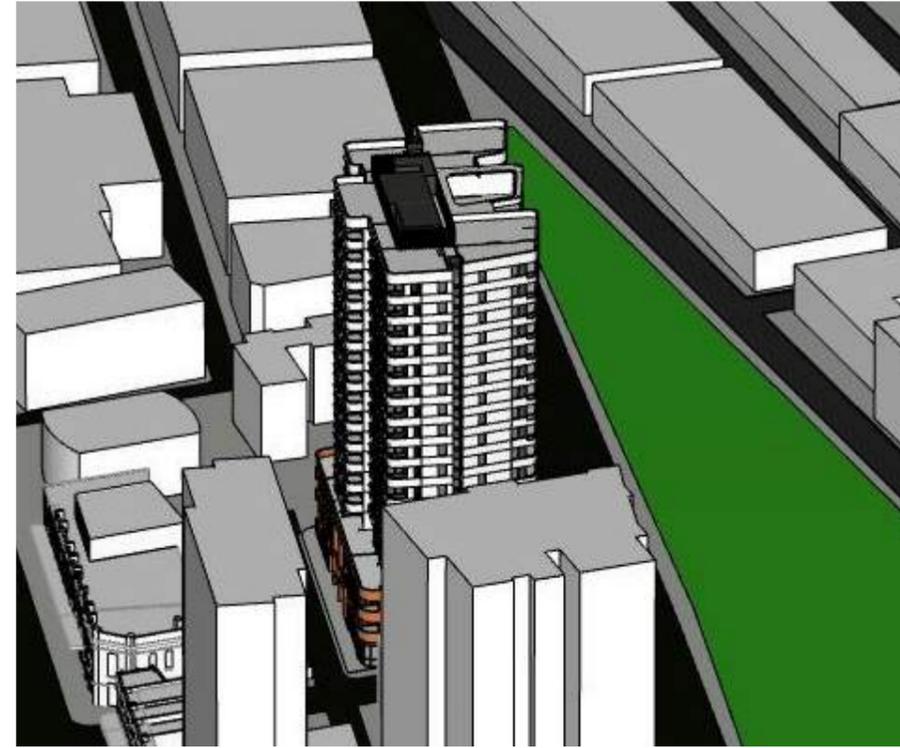
**Total Units with Solar Compliance - 110/160 (70%)**

PRINCIPLE 06  
AMENITY - SOLAR ACCESS - EYE OF THE SUN



1

21 JUN 9:00AM



2

21 JUN 10:00AM



3

21 JUN 11:00AM



4

21 JUN 12:00PM

PRINCIPLE 06  
AMENITY - SOLAR ACCESS - EYE OF THE SUN



5

21 JUN 1:00PM



6

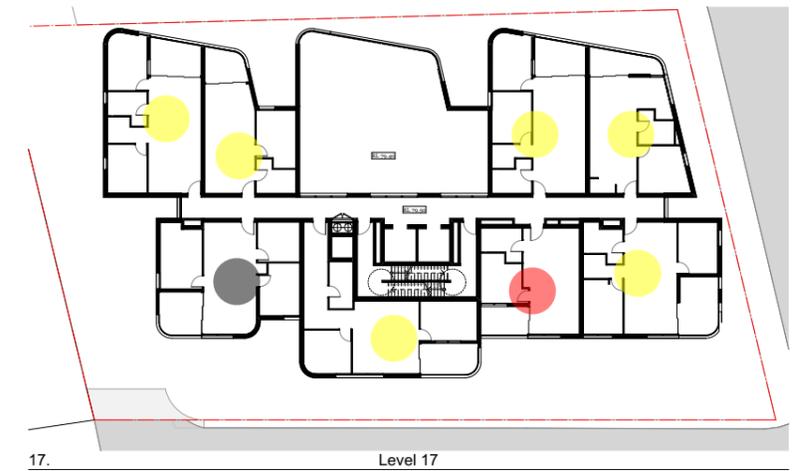
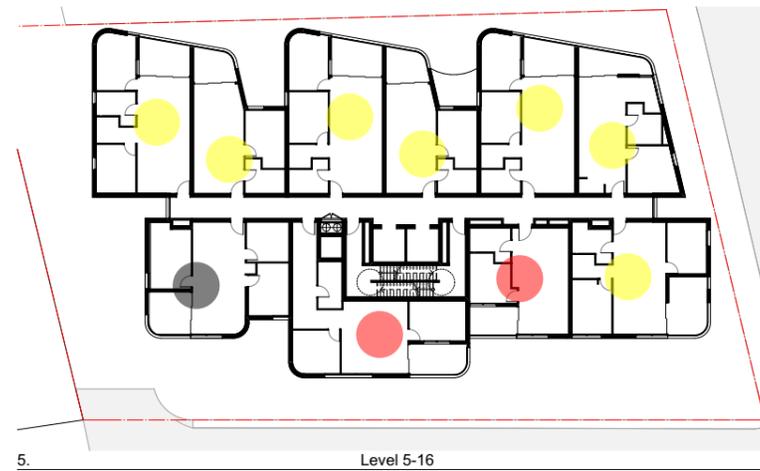
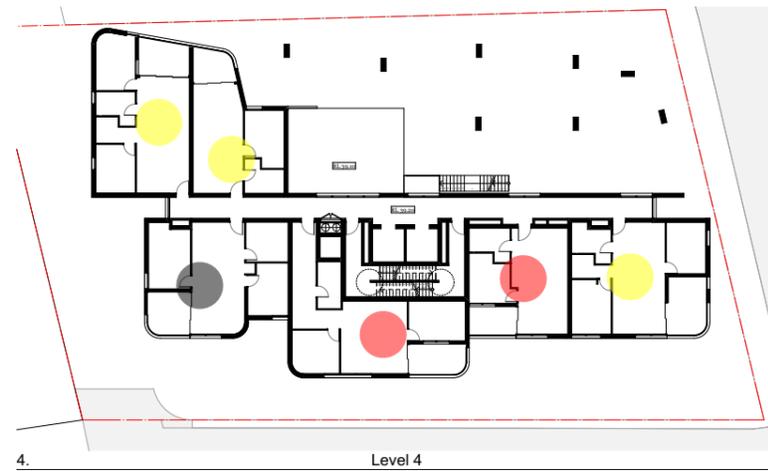
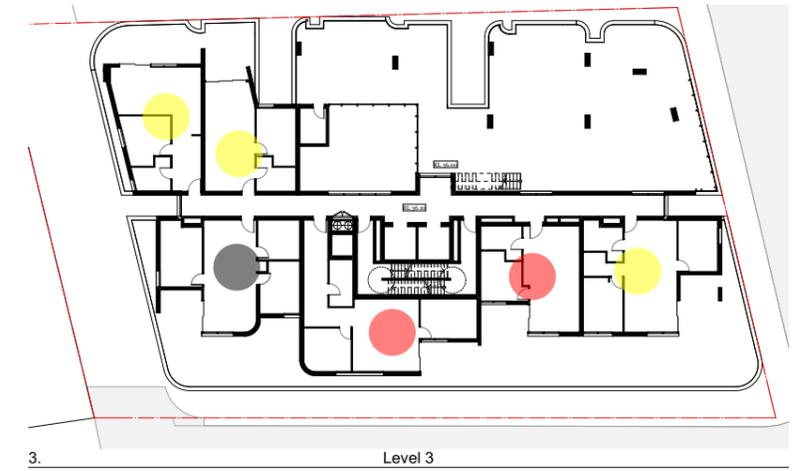
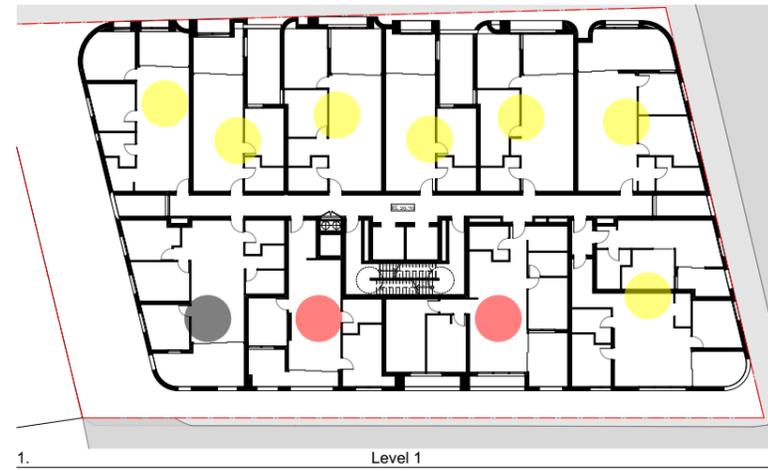
21 JUN 2:00PM



7

21 JUN 3:00PM

**PRINCIPLE 06**  
**AMENITY - SOLAR ACCESS - COMPLIANCE**



**LEGEND**

- 2+ HR SOLAR ACCESS
- <2 HR SOLAR ACCESS
- 0 HR SOLAR ACCESS

**SOLAR ACCESS CALCULATION**

Ground Floor	0/0
Level 01	7/10
Level 02	7/10
Level 03	3/6
Level 04	3/6
Level 05-16	84/120
Level 17	6/8
<b>Total</b>	<b>110/160 (70%)</b>

## PRINCIPLE 06 AMENITY - CROSS VENTILATION

### SEPP 65

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

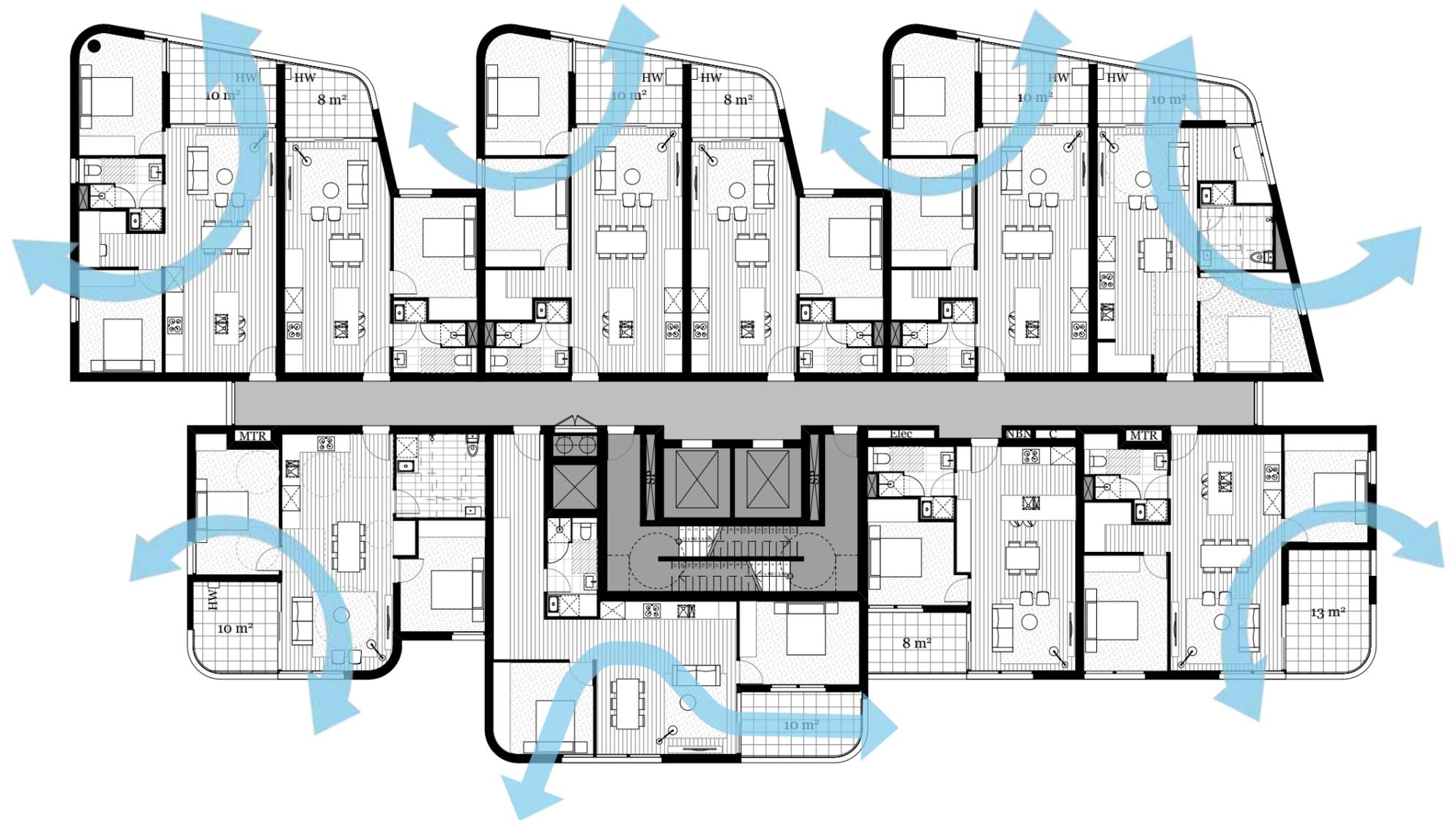
Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

### Response

Natural cross ventilation has been a key aspect of the design resolution. DKO has followed the ADG definition to ensure compliance.

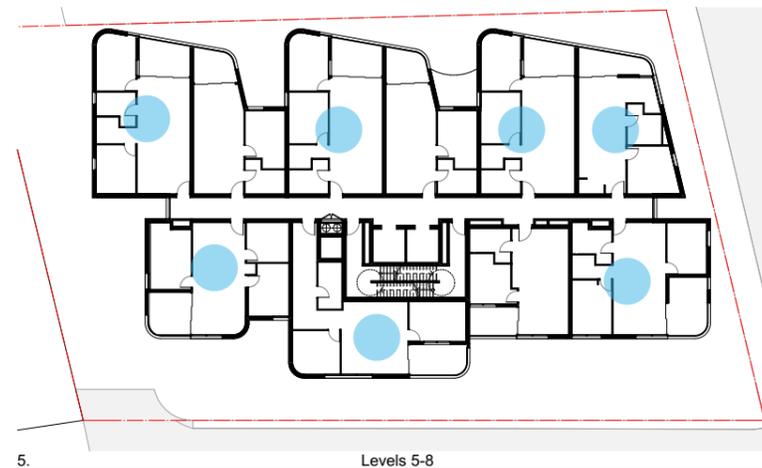
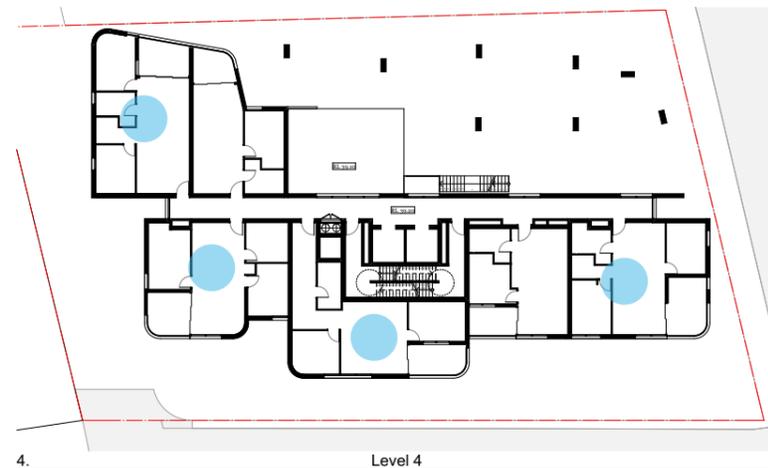
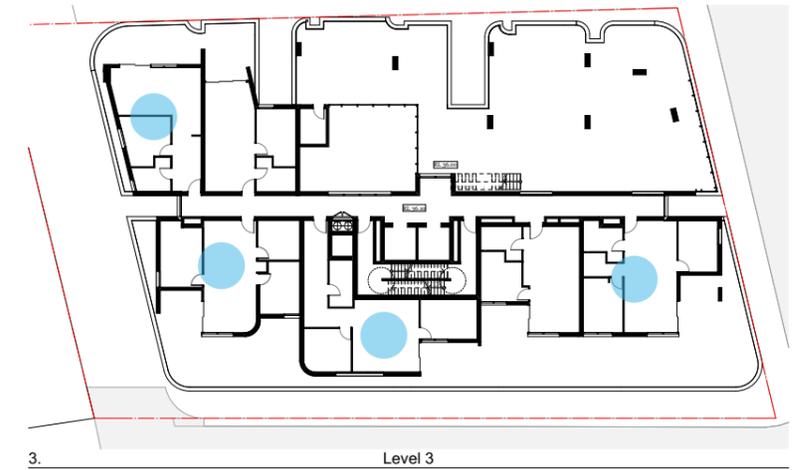
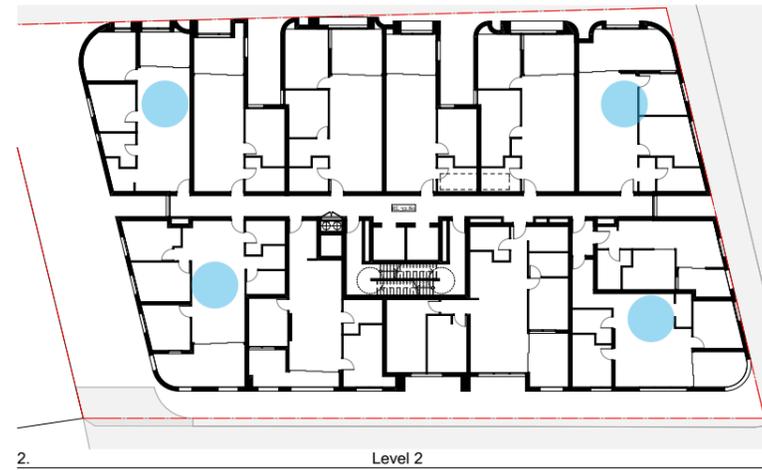
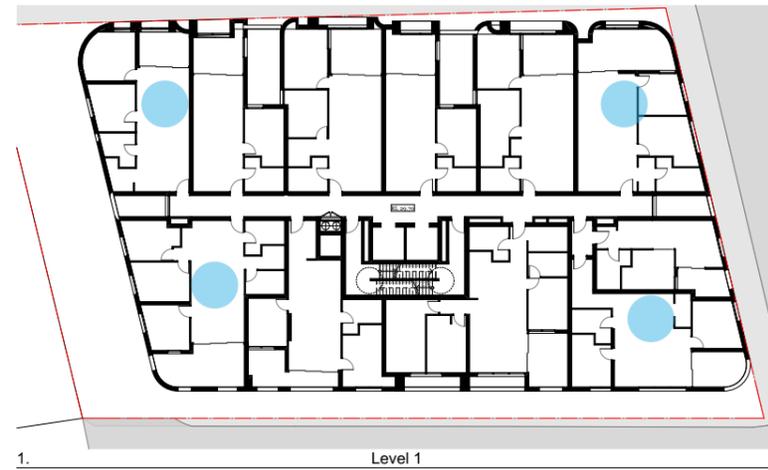
“Natural ventilation which allows air to flow between positive pressure on the windward side of the building to the negative pressure on the leeward side of the building providing a greater degree of comfort and amenity for occupants. The connection between these windows must provide a clear, unobstructed air flow path. For an apartment to be considered cross ventilated, the majority of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path.”

The design response uses traditional methods of natural cross ventilation. The majority of cross ventilated apartments utilise the corner ventilation and slot strategy which rely solely on natural ventilation.



Typical Floor Plan Level 05 - 08

**PRINCIPLE 06**  
**AMENITY - CROSS VENTILATION - COMPLIANCE**



**LEGEND**

 NATURALLY CROSS-VENTILATED UNITS

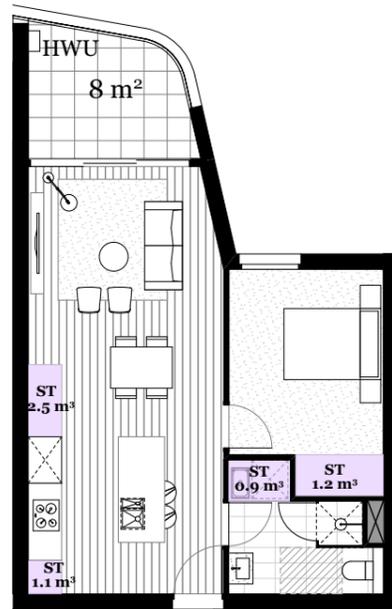
**CROSS VENTILATION CALCULATION**

Ground Floor	0/0
Level 01	4/10
Level 02	4/10
Level 03	4/6
Level 04	4/6
Level 05	7/10
Level 06	7/10
Level 07	7/10
Level 08	7/10

**Total (First 9 Storeys)**

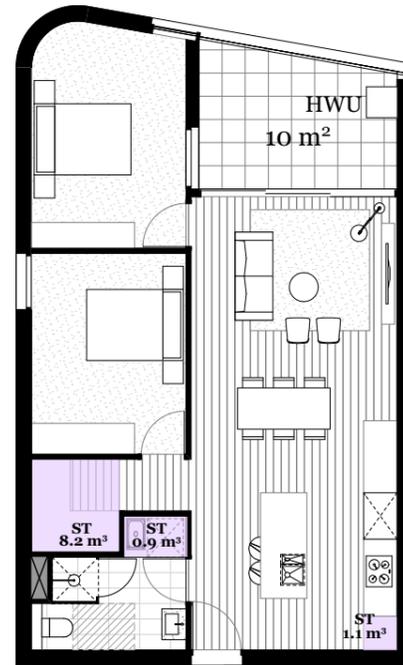
**44/72 (61%)**

**PRINCIPLE 06**  
**AMENITY - STORAGE**



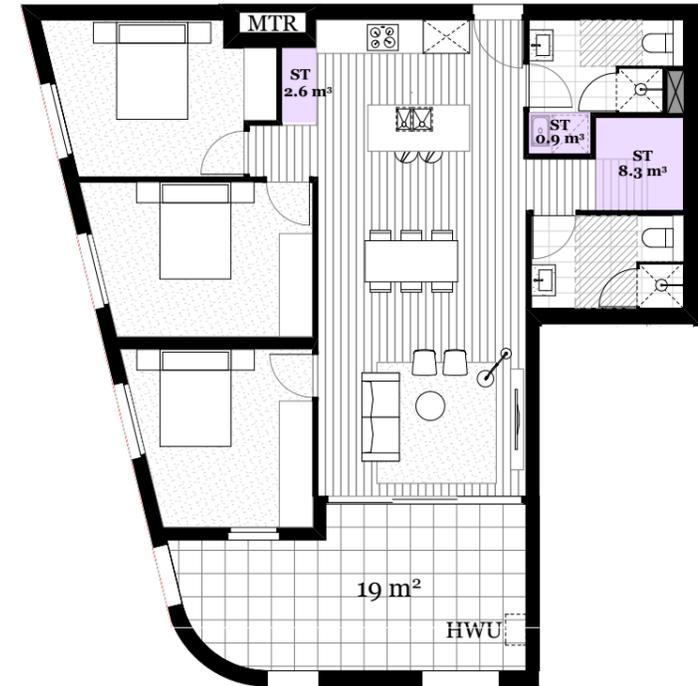
Typical One Bedroom Apartment

6 m³ storage required  
Compliant



Typical Two Bedroom Apartment

8 m³ storage required  
Compliant



Typical Three Bedroom Apartment

10 m³ storage required  
Compliant

Sufficient storage spaces are provided internally to each apartment. All required storage area is within the unit itself.

## PRINCIPLE 07 SAFETY

### SEPP 65

*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.*

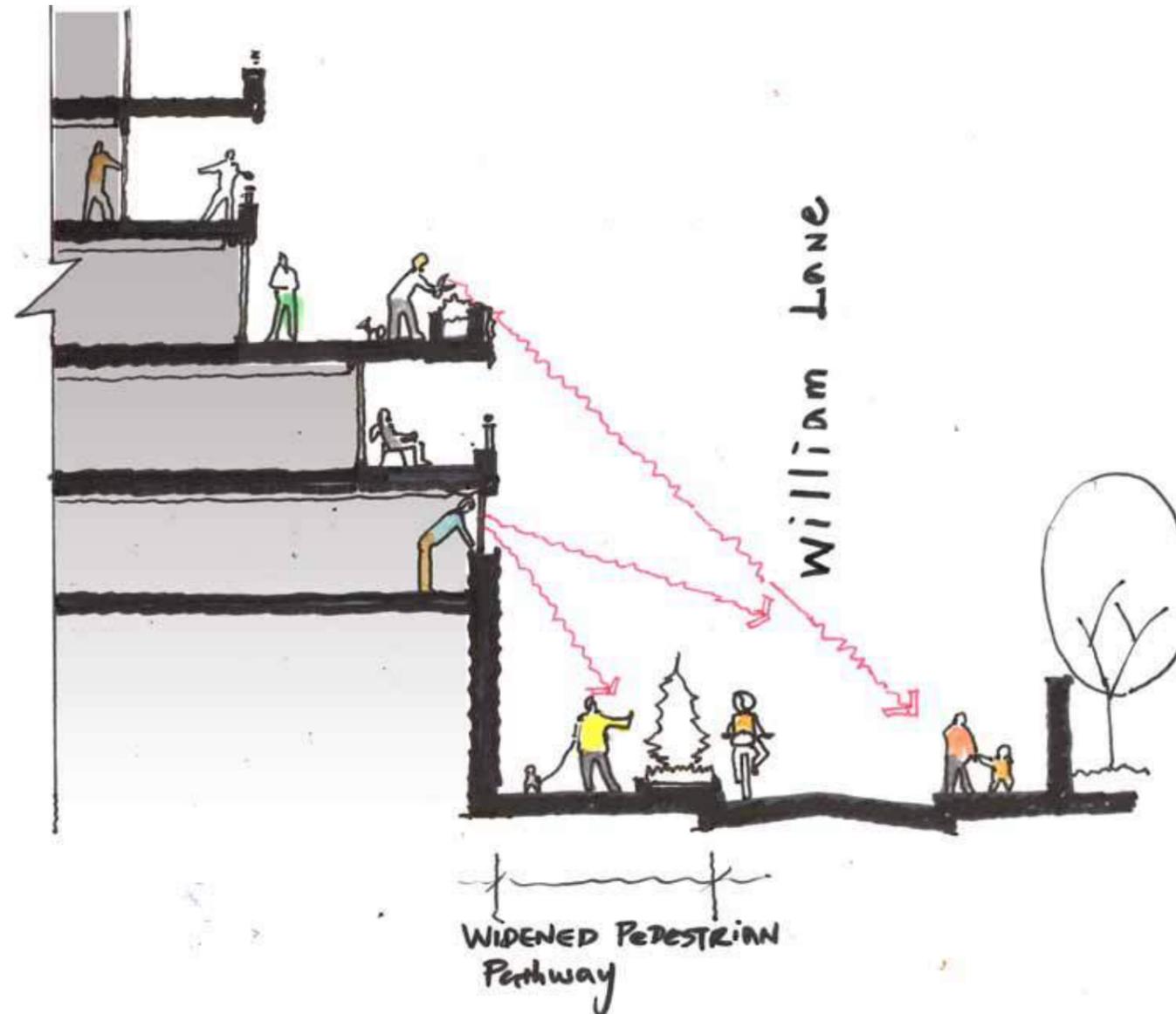
*A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*

### Response

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas. As the ground floor of the building is activated on 3 of its surrounding streets with retail and commercial tenancies and community uses, a high level of passive surveillance is achieved with all paths possessing the ability to be overlooked from adjoining buildings and adjacent streets. The design also takes into consideration Crime Prevention through Environmental Design (CPTED).

Casual Surveillance of Open Spaces: Casual surveillance of entrances and exits on the site are possible from the building's units. Corner balconies and windows provide a wider degree of casual surveillance along the street edge.

### Passive Surveillance Sketch



## PRINCIPLE 08 HOUSING DIVERSITY AND SOCIAL INTERACTION

### SEPP 65

*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 and providing opportunities for social interaction among residents.*

### Response

The development comprises 100% social and affordable housing which will provide a home for people in need. The building caters for a number of different users, from singles, key workers to small families in by providing a mix of apartment types from 1, 2 and 3 bed apartments that cater for different demographics and living needs.

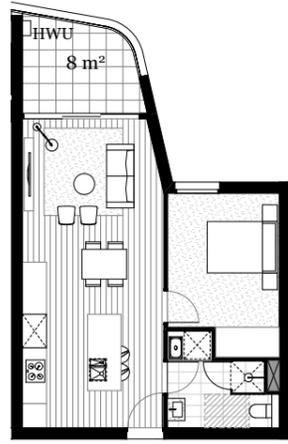
The majority of units will be both 1 and 2 beds which responds to the Department of Planning's discussion paper, suggesting Sydney over the next 20 years calls for increases in the number of small units (1 and 2 bedroom) to meet future needs of the metropolitan area. The proposed development meets this trend by providing 1 and 2 bedroom units as the majority of the mix.

Flexibility and practical adaptation have been an integral design driver. Two dual key apartments are proposed which can be used as a 3-bedroom unit or as a studio and 2 bed apartment that provides opportunities for extended families to live within close proximity. Up to 20% (approximately 1 of 5) of the proposed units can be easily converted into adaptable units if needed and all units are designed to Silver Liveable requirements.

Two different communal areas are proposed to cater for the broad range of tenants that will live in this building. The level 3 communal open space (COS) has been designed as an active space, with a particular focus on providing spaces for families and includes a resident common room to provide opportunities for social interaction. Level 17 is design as a passive area for entertaining and quitter recreation.

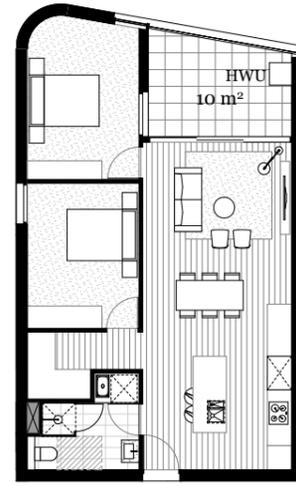


**PRINCIPLE 08**  
**HOUSING DIVERSITY AND SOCIAL INTERACTION - APARTMENT TYPES**



Typical One Bedroom Apartment

1 Bed – 50m<sup>2</sup> (nominal)



Typical Two Bedroom Apartment

2 Bed – 70m<sup>2</sup> (nominal)



Typical Three Bedroom Apartment

3 Bed – 95m<sup>2</sup> (nominal)

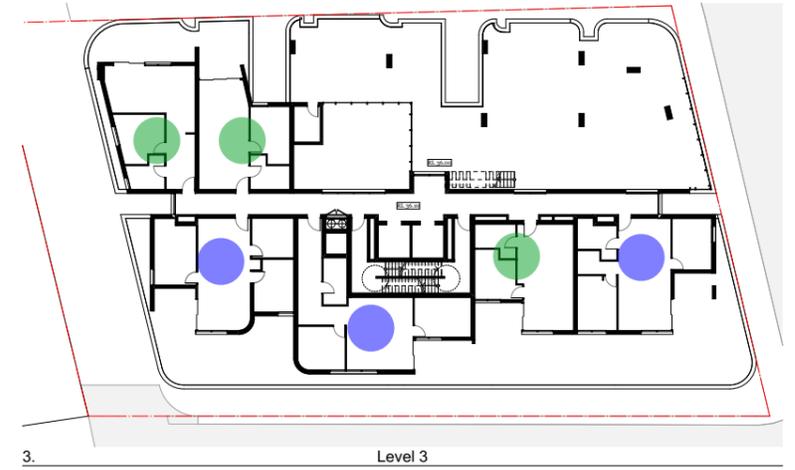


Typical Dual Key Apartment

3 Bed – 120m<sup>2</sup> (nominal)

All units are built to the Silver Level Standards in the Livable Housing Guidelines with consideration of intergenerational housing.

**PRINCIPLE 08**  
**HOUSING DIVERSITY AND SOCIAL INTERACTION - UNIT MIX**



**LEGEND**

	1B Unit	60/160 = 37%
	2B Unit	96/160 = 60%
	3B Unit	2 3 Bed + 2 Dual Key/160 = 2%
<b>Total</b>		<b>160 Units</b>

**PRINCIPLE 08**  
**HOUSING DIVERSITY AND SOCIAL INTERACTION - ADAPTABLE HOUSING**

**Apartment Design Guide (ADG)**

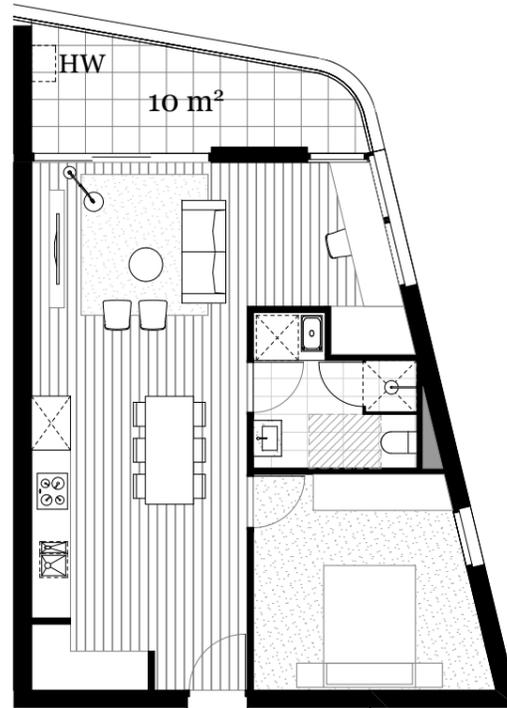
*Universal design is an international design philosophy that enables people to continue living in the same home by ensuring that apartments are able to change with the needs of the occupants. Universally designed apartments are safer and easier to enter, move around and live in. They benefit all members of the community, from young families to older people, their visitors, as well as those with permanent or temporary disabilities.*

**Response**

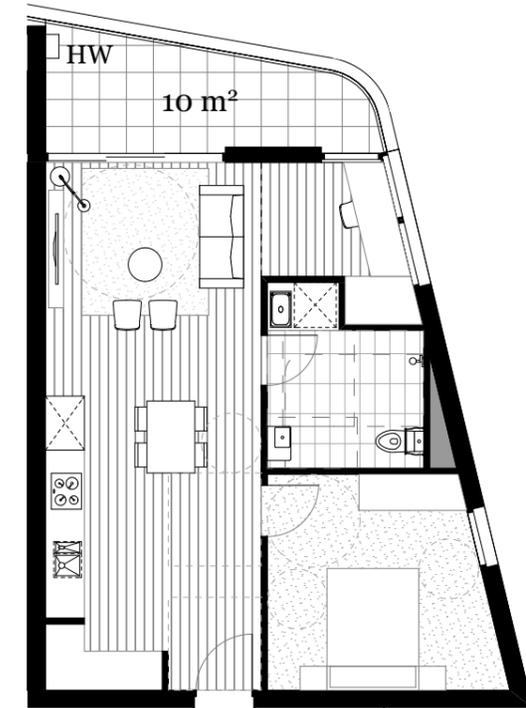
The proposed development has been designed with 27 adaptable units but with more units able to be easily converted into adaptable units if the necessity arises.

All units are designed in line with the Silver Level Standards in the Livable Housing Guidelines, which focuses on key structural and spatial qualities that ensure flexibility and adaptability within a home.

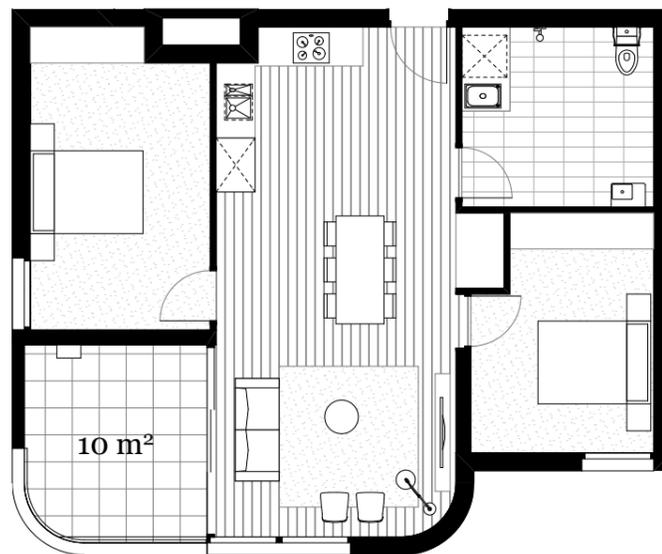
These standards ensure that a home is easier to access, navigate and live in as well cost effectiveness if there is a need to convert a unit into an adaptable unit. Due consideration has also been given to create intergenerational housing for the wider community. With these features in place, home modification if required at a later date will not be as costly for SGCH.



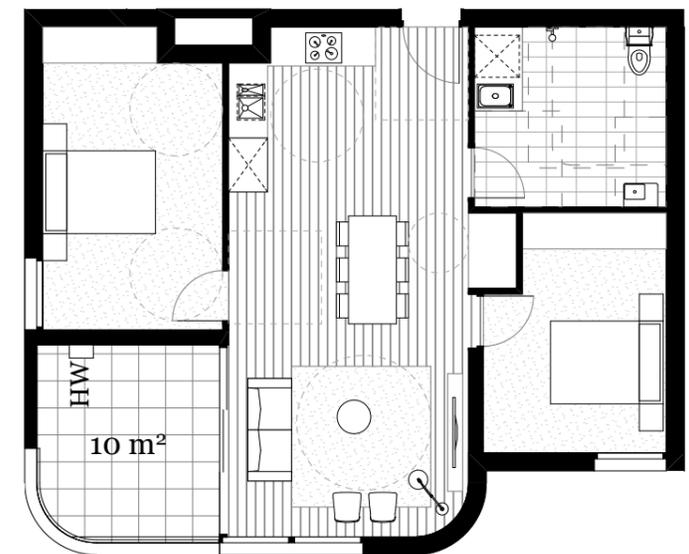
1 Bed Type E - Pre Adaptable



1 Bed Type E - Post Adaptable



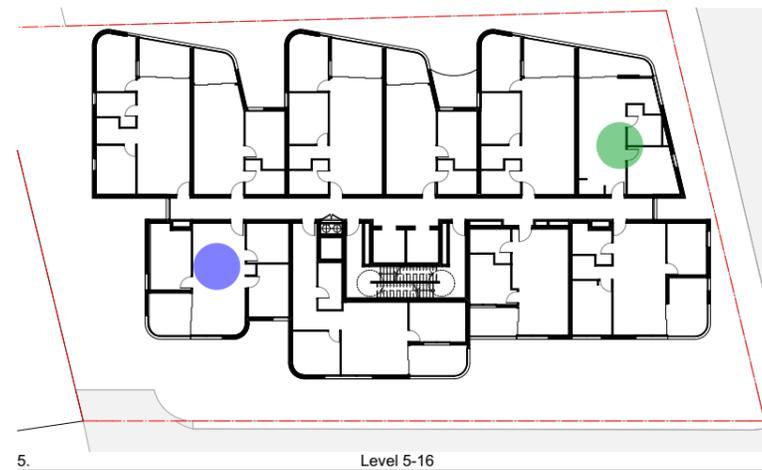
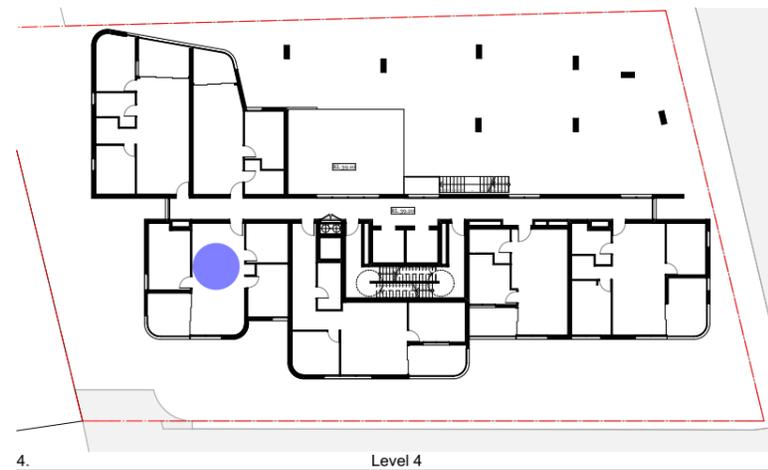
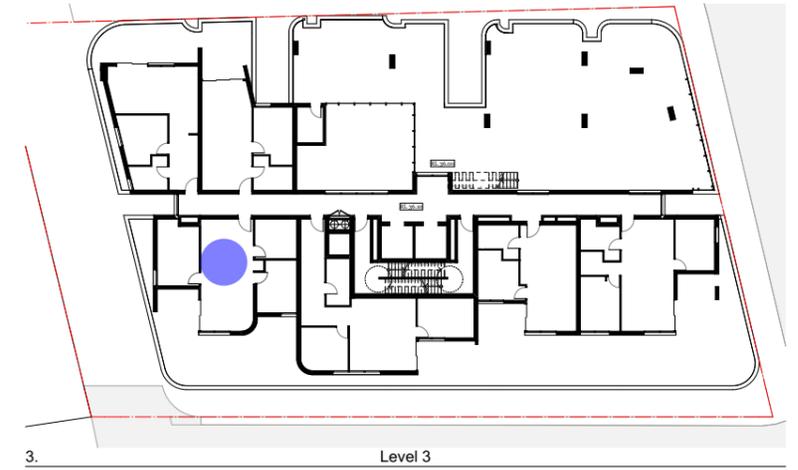
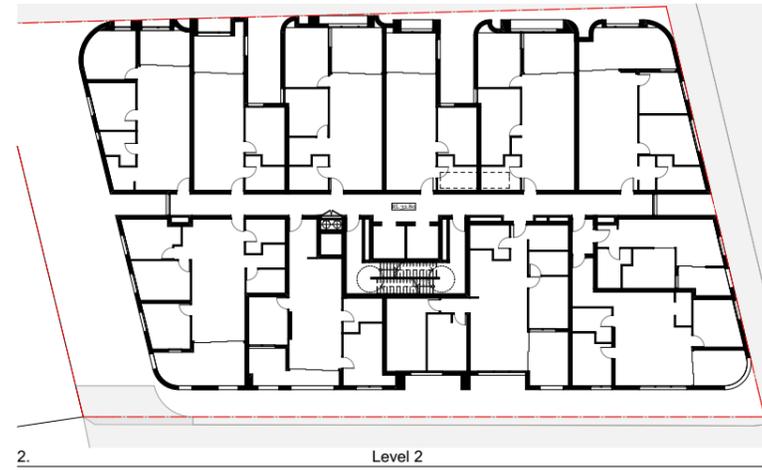
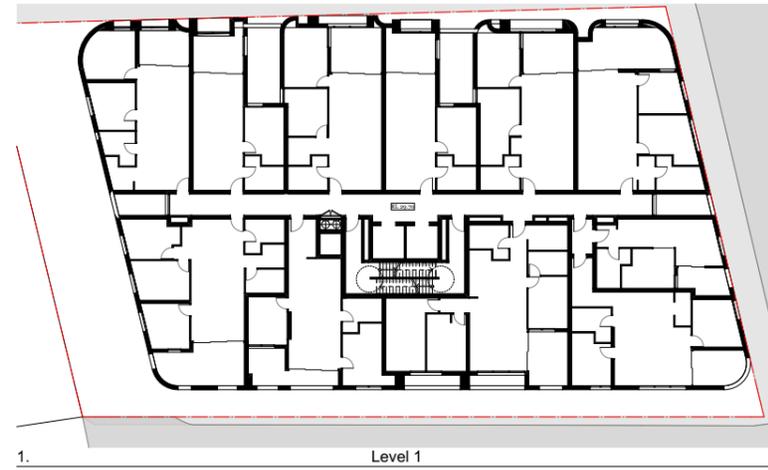
2 Bed Type D - Pre Adaptable



2 Bed Type D - Post Adaptable

PRINCIPLE 08

HOUSING DIVERSITY AND SOCIAL INTERACTION - ADAPTABLE HOUSING



LEGEND

	1B Adaptable Unit	12/160 = 8%
	2B Adaptable Unit	15/160 = 9%
<b>Total</b>		<b>27/160 (17%)</b>

## PRINCIPLE 9 AESTHETICS

### SEPP 65

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

### Response

The overall development draws from the various concepts of the surrounding streetscape, including delimitation and varied heights in the podium. The podium and tower vary in materiality and footprint. Besides that, vertical breaks have been introduced to break down the massing of the proposed apartment blocks into several slender compartments to achieve a visually inviting facade and an appropriate overall proportion.

In terms of colour choices, the idea is to utilise classic brickwork textures in the podium below a lighter concrete tower plate with darker concrete indents to create strong slot definition and contrast. As for Northern and Southern façade window openings are more minimal to allow for more privacy issues with adjoining high-rise buildings.

### Materiality

The façade will be composed primarily of brickwork at the podium levels and precast concrete at tower levels, producing a strong and traditional structure. Glazing and balustrades are used for articulation on all sides of the building. Typical building practices have been deployed to provide a facade that is simple, striking and purely sculptural.

### Durability

A robust palette has been a primary factor in the choosing materials, given SGCH will own and operate the building, meaning lifecycling costs are a significant consideration.



Masonry Wall



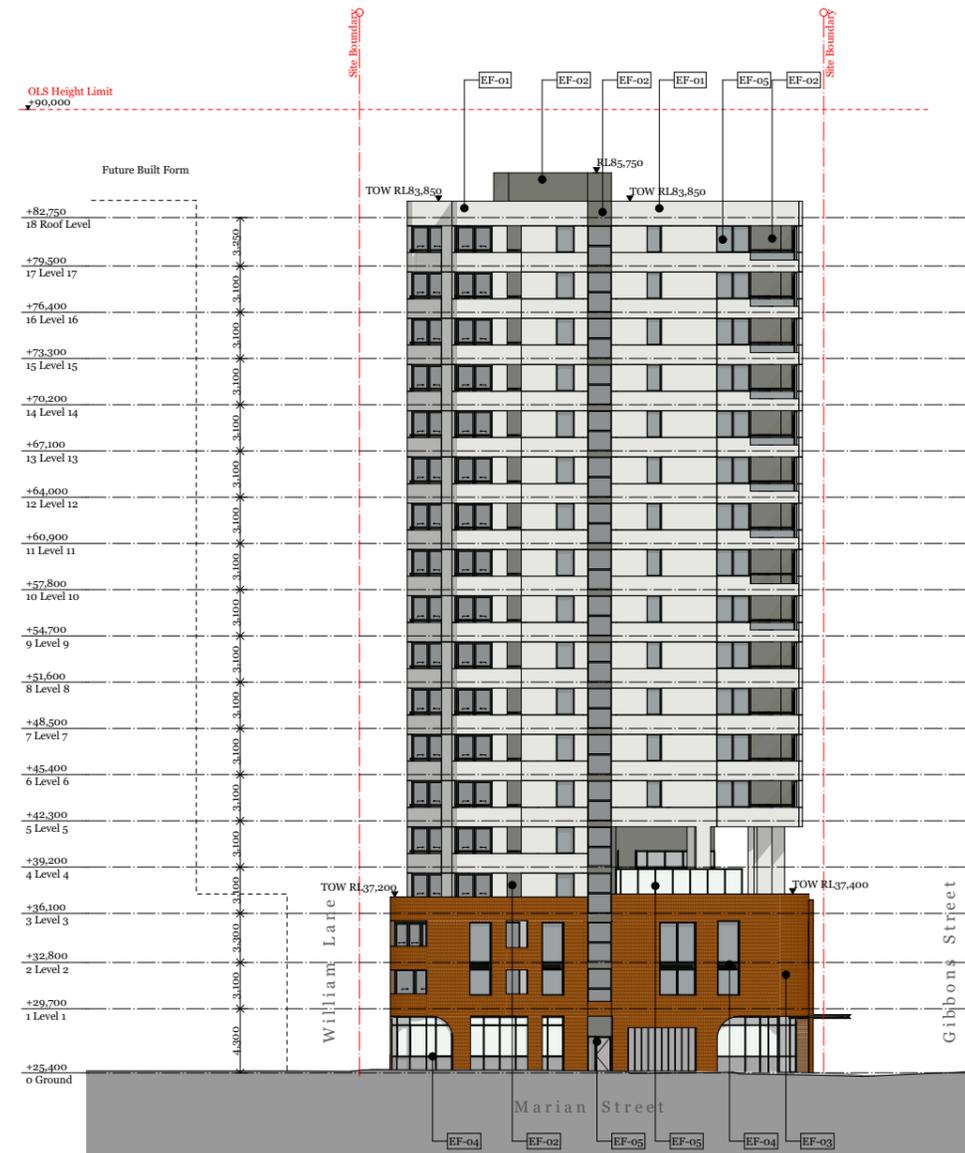
Precast Concrete Wall



Glass Balustrade

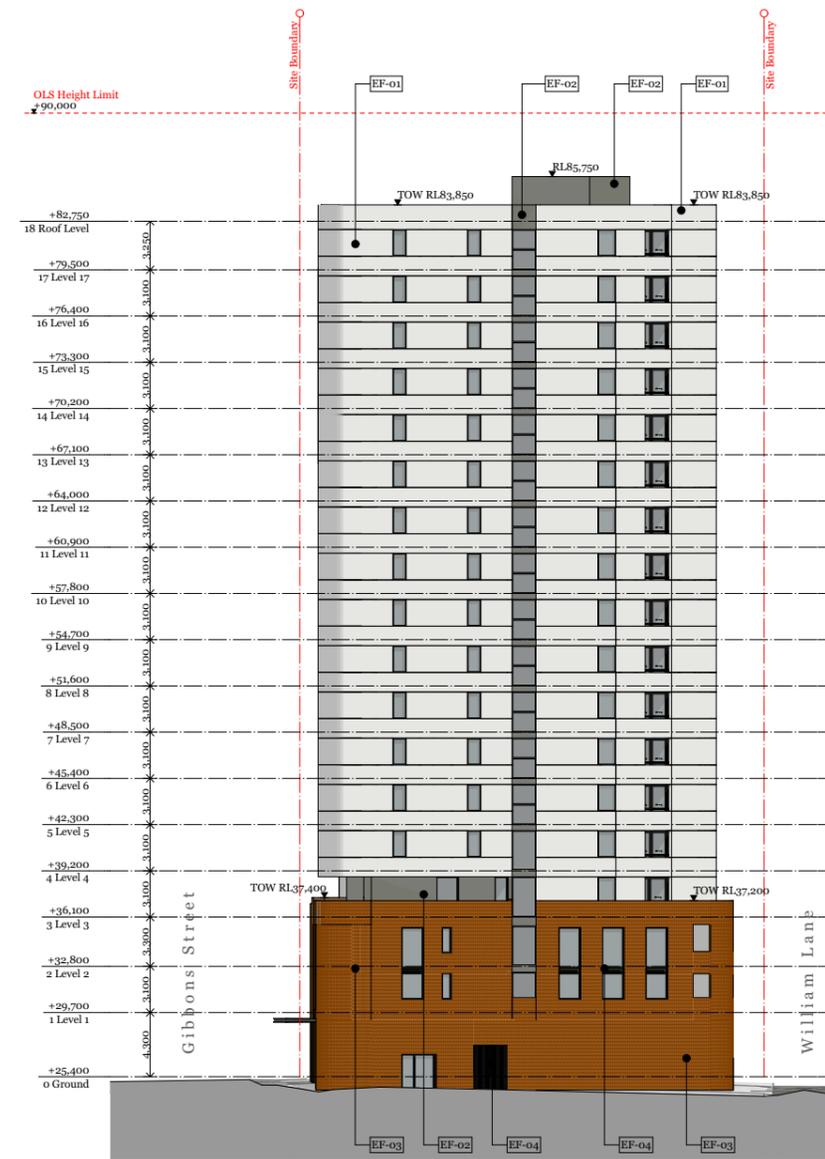
**PRINCIPLE 9**  
**AESTHETICS - ARCHITECTURE EXPRESSION**

**Proposed West & North Facade**



**PRINCIPLE 9**  
**AESTHETICS - ARCHITECTURE EXPRESSION**

**Proposed East & South Facade**



DKO