SEPP 65 Design Quality Principles

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. Responding to context involves identifying the desirable elements of the location's current character or, in the case of the precincts undergoing transition, the distinct future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area."

The context for Block 3B/C and Block 10, student housing resides in a location mixed with heritage and current architectural character, with the following distinction:

- The site for the proposed student housing, is located in close proximity to Broadway and within a 1km radius of the University of Technology Sydney in the north and University of Sydney in the western direction.
- The context of the site encompasses existing heritage buildings along eastern end of Kensington Street and the large open site for the new development of Central Park on its western end.
- The site for Block 3B/C is situated directly opposite the site for Block 10, on opposite ends of Kensington Street.
- There is an existing mix of residential and commercial buildings, ranging from single to seven storeys high.
- Prominent construction of existing buildings is that of face brick, render and concrete.

The proposed buildings respond and contribute to the desired future character of the project site context, reinforcing the intent of the Concept Plan Approval for Central Park through:

- Complying with the Masterplan height limits.
- Being located in close proximity to public transport and with access to a range of facilities for the user group
- Retaining the external brick walls of the existing block 10 structure and expressing its decorative parapet line against a recessed glazed wall at level 2.
- Providing a 2 metre extension to the width of the footpath all of the way around blocks 3B and 3C to alleviate congestion and encourage street activity.

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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. 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."

The proposed buildings provides appropriate scale in terms of the bulk and height for the desired future character of the precinct, and therefore meet the intent of the Masterplan with the following measures:

- Providing transition between the proposed 27 storey high building of Central Park block 5C to the existing single to two storey heritage buildings of blocks 6 and 7, with the provision of the proposed 6 to 8 storey student housing development.
- Retaining two storey podiums at ground level to be in scale and alignment with the existing arch height of the street building to the north.
- Providing public/retail open space at ground floor to add interest and street activation in the presentation to the street front.
- Incorporating scale and materiality of the existing character into the design through use of precast concrete structure clad with a sculptural shade screen. The proposed screen element bridges the scales of the future residential towers to the west by allowing the forms to be read as a single mass whilst containing, in its detail, the shapes, texture, and scale of the smaller heritage structures to the east.
- Vertically proportioned windows are in keeping with the format of the heritage residential terraces to Kensington Lane.
- The extension of the screen past the parapet at the top edge of the facades creates a dynamic edge at the skyline when viewed from the public domain. This assists in breaking down the scale, blurring the edges of the blocks against the skyline.
- Shadows cast on the façade and ground plane create continuously changing patterns and shapes due to the complex form of the screen and its extension past the parapet.

Principle 3 – Built-Form

"Good design achieves an appropriate built form for a site and the building's purpose, in terms of the building alignments, proportions, building type and the manipulation of the building elements. Appropriate built form defines the public domain, contributes to the character of the streetscape and parks, including their views and vistas, and provides internal amenity and outlook."

The development achieves an appropriate built form for the site through:

- Proposed building form and plan alignment with existing street frontages
- Retaining two storey podiums at ground level to be in scale and alignment with the existing character of the street
- Creating retail spaces on ground floor plane for maximum urban access, interaction and activity
- An appropriate articulation of the built form though using screens and fenestrations to express the student residential typology.
- The selected arrangement of the plan to maximize opportunities for solar access and natural cross ventilation to common spaces.
- Cross ventilation of apartments is achieved through the introduction of a top ventilated central atrium in block B which allows air to be drawn through an acoustic plenum and centrally up through the void.
- The atrium provides, as far as possible, for naturally lit circulation spaces to the individual rooms.
- A common roof terrace on block C provides open space for the residents.

Principle 4 – Density

"Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residences). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing 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."

The proposed building has a density appropriate for the desired future character of the site and its context as follows:

- The proposed development comprises 174 units in Block 3B/C and 27 units in Block 10 with a total of 267 residents beds.
- The units are sized as 1 bed studios and 2, 3, 4, 5 & 6 bedroom cluster apartments with shared kitchen facilities.
- The density and proposed student accommodation use are highly appropriate to the context due to the direct proximity of 4 universities. This proposal will reduce overall traffic movements and enable students to walk or ride to their places of study, improving their quality of life.
- The close proximity of the city and the retail centre in the adjoining Central Park development will ensure that the residents have appropriate services at their doorstep.
- No car spaces have been allocated to residents in order to encourage public transport, which is easily accessible from Broadway. Code required motorbike spaces have been allowed for in an adjacent car park.
- Bicycle parking has been allocated in accordance with code requirements to encourage clean transport

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. Sustainability is integral to the design process. Aspects include demolition of the 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."

The proposed building makes efficient use of natural resources, energy and water throughout its full life cycle shown by:

- A BASIX assessment has been carried out and the development's design to achieve a BASIX certificate, the checklist details the inclusions for water conservation, thermal comfort and energy efficiency.
- The BASIX assessment considers common areas as well as individual dwellings.
- The insulation values for the walls, roofs and floors combined with the window dimensions, locations, glass types and shading that have been designed through the heating and cooling load assessments carried out for the BASIX assessment.
- The domestic hot water demand is provided through the connection to the Central Park central thermal plant.
- Connection to the Central Park Recycled Water Treatment Plant provides for wastewater treatment and recycled water supply. Recycled water will be utilized for non-potable uses such as sanitary flushing, laundry and irrigation.
- The plan arrangement maximizes the number of cross ventilated apartments.
- A stair winds its way up through the common spaces of the building which promotes energy savings by encouraging occupants to use the stairs instead of lifts.
- Provision of shading devices to maximizes energy efficiency
- Glazing areas are provided with sun screening in line with BASIX requirements.
- The development includes for the retention and re-use of storm water.

For additional information, refer to the Services Engineering ESD report.

Principle 6 – Landscape

"Good design recognizes 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. Landscape design builds on the sites natural and cultural features in responsive and creative ways. It enhances the developments 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 the development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimize useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management."

The proposal is in a highly built up area with limited solar access. Predominantly hard landscaped surfaces are proposed to the 2 cross site links identified on the masterplan

- A tree is located on the Block C roof terrace.
- The adjacent Chippendale Green provides publicly accessible open space for use by residents.

Principle 7 – Amenity

"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 groups and degrees of mobility."

The proposed buildings provide amenity through the physical, spatial and environmental quality of its design through:

- All units feature a well proportioned internal living space.
- A kitchenette is provided to all studios and a kitchen to all clusters.
- Individual sanitary facilities have been provided for each occupant.
- Accessible rooms and communal areas have been designed to satisfy standards and are located close to communal spaces and lifts.
- Careful consideration of the internal layouts of the units provides efficient use of minimal space.
- Ceiling heights to rooms are maximized at 2840mm with 2400mm in bathrooms and kitchen areas.
- Vertically proportioned windows provide maximum light penetration into rooms.

Principle 8 – Safety and Security

"Good design optimizes safety and security, both internal to the development and for the public domain. This is achieved by maximizing overlooking the public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximizing 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."

The proposed building optimizes safety and security, both internal to the development and for the public domain through:

- Designing the open space to be safe and secure with paths having unimpeded sightlines and no concealment or entrapment areas.
- Ensuring entries are clearly visible from the street.
- Proposing secure lobbies and electronic surveillance.
- Ensuring adequate lighting is provided at street level for safe access points
- A design review has been undertaken by a student accommodation operator and recommendations accommodated.

  Please refer to the CPTED report submitted with this application

Principle 9 – Social Dimensions

"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 optimize the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of the precincts undergoing transition, provide for the future community."

The proposed development responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities through:

- Designing a range of unit types and sizes with a mixture of studios and two, three and five bedroom cluster units suitable to different types of students and budgets.
- Provision of accessible units (refer plans).
- Addressing access for people with disabilities in the design. The access report outlines these in detail.
- Provision of a variety of communal spaces for access to all residents within the development.

Principle 10 – Aesthetics

"Good design requires 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."

The proposed building provides an appropriate composition of building elements, textures, materials and colours and reflects the use, internal design and structure of the development. It responds to the environment and context for the desired future character of the area through:

- The heritage interpretation of the context informing aesthetics of the new apartments buildings and maintaining a sense of the site's industrial/commercial heritage.
- The choice of concrete and steel materials and colours to respect the existing and past aesthetic values of the area.
- The development of the façade as a strong composition using contemporary building materials, which complement the surrounding buildings.

tonkin zulaikha greer

ARCHITECTS

FRASERS BROADWAY BLOCK 3B 3C and 10 ARCHITECTURAL DESIGN VERIFICATION

for **FRASERS BROADWAY PTY. LTD.** **APRIL 2012**

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Design Verification

I verify that I have directed the design for the development of Student accommodation at Kensington Lane as a director of Tonkin Zulaikha Greer Architects.

This application embraces and satisfies the principles of good design and meets a the high standard for development of the area, as the proposal achieves the design quality principles set out in the State Environmental Planning Policy 65, Part 2, and the 10 design quality principles have been individually addressed.

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