247-249 homebush road, strathfield

SEPP 65 - DESIGN REPORT
SEPP 65 REPORT

SEPP 65 Report prepared with respect to the proposed residential development at:

247-249 Homebush Road, Strathfield

prepared by

Anthony Nolan,
Director
Kennedy Associates Architects

26 April 2016
1. introduction
This report has been prepared by ANTHONY NOLAN with respect to the proposed mixed use development 247-249 Homebush Road, Strathfield.

The purpose of this report is to address the compliance of the proposed development with the requirements of State Environmental Planning Policy No 65, Design Quality of Residential Flat Development and The Apartment Design Guide.

2. about the author

full name: Anthony Nolan
title: Director
qualification: BArch (hons) UTS
affiliations: Australian Institute of Architects, Association of Consulting Architects
date of registration/qualification: Architects Registration No 6773 (NSW) 4954 (QLD)

Anthony has over 25 years experience in the design, documentation and contract administration of a wide range of projects and is an acknowledged industry leader in the integration of sustainability and architecture.

Anthony has designed a wide range of both public and commercial buildings and was the architect for the Bowden Centre, Kennedy Associates first public building, which was awarded the Sir John Sulman Medal for outstanding architecture, the highest award for architecture in NSW.

Anthony has been extensively involved in advocacy & professional development through the Australian Institute of Architects, contributing to a wide range of AIA submissions, publications, award judging and other activities. Anthony is the former chair of the AIA’s National Sustainability Committee and was co-author of a Social Sustainability Policy for the AIA. Anthony has presented at several universities and is a regular presenter of papers at conferences and forums.

Anthony is former ABSA Assessor and has extensive expertise in design and assessment of the thermal performance of buildings.
3. SEPP 65

State Environmental Planning Policy No 65, Design Quality of Residential Flat Development, is the central document of the Design Quality Program instigated by the NSW State Government in July 2000.

The program was originally introduced by the NSW Government in 2002 to address the urban design and architectural issues of residential development in NSW and particularly the quality of multi unit developments.

To date this program has produced four key publications:

- SEPP 65 – Design Quality of Residential Flat Development
- The Residential Flat Design Pattern Book,
- The Residential Flat Design Code,
- The Apartment Design Guide

SEPP 65

SEPP 65 (as amended in 2015) establishes 9 Design Quality Principles, which, must be addressed in any residential development to which it applies. These principles are addressed under the following headings:

Principle 1 : Context and neighbourhood character
Principle 2 : Built form and scale
Principle 3 : Density
Principle 4 : Sustainability
Principle 5 : Landscape
Principle 6 : Amenity
Principle 7 : Safety
Principle 8 : Housing diversity and social interaction
Principle 9 : Aesthetics

The SEPP provides a broad definition of each principle but is not specific in its requirements beyond the fact that the applicant must demonstrate how a particular development has addressed and complies with the 8 principles.

The Residential Flat Design Code

The Code, which was published in September 2002 to supplement SEPP 65.

“...sets broad parameters within which good design of residential flat buildings can occur...”

(Residential Flat Design Code – Preface)

The Apartment Design Guide

In July 2015 the NSW Government released The Apartment Design Guide (ADG), which replaced the Residential Flat Design Code and is now the principal supplement to SEPP 65.

The key changes to the regulation include:

- clarified and strengthened requirements for the design verification statement
- a requirement that councils must consider parts 1 and 2 of the ADG when preparing DCPs
- strengthened requirements around design review panels

The key changes to SEPP 65 include:

- relationship between ADG and council DCPs, including the new clause 6A which switches off DCP provisions relating to the same subject matter as the ADG for 8 key design issues being, Visual Privacy, Solar & Daylight Access, Common & Circulation Spaces, Apartments Size and Layout, Ceiling Heights, Balconies and Private Open Space, Natural Ventilation & Storage
- standards that cannot be used as ground for refusal (Clause 30A), regarding, apartment size, ceiling height & car parking.
4. **site & context**

The proposed development is located at 247-249 Homebush Road, Strathfield.

The site is composed by two lots (247 and 249) and is a mid block site on the western side of the Homebush Road neighbouring no. 245 & 251 Homebush Road to the north and south respectively, and no. 8 & 10 Barton Street to the west.

The site has a combined area of approximately 903 square metres and is an approximately rectangular block with approximately square shape.

The site dimensions are as follows:

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Location</th>
<th>Dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>Homebush Road (East)</td>
<td>24.38m</td>
</tr>
<tr>
<td>Back</td>
<td>West</td>
<td>24.38m</td>
</tr>
<tr>
<td>Side</td>
<td>North</td>
<td>37.06m</td>
</tr>
<tr>
<td>Side</td>
<td>South</td>
<td>37.01m</td>
</tr>
</tbody>
</table>

The site, which currently contains two single storey brick dwellings, has a fall of approximately 2.2 metres from the northeast corner (Homebush Road), to the rear southwest corner.

The portion of Homebush Road where the subject site is located is a relatively short stretch of road approximately 250m in length running between the Hume Highway and Dean Street.

With the exception of the buildings on the corner of Homebush Road and Hume Highway and one dwelling on the corner of Homebush Road and Dean Street, all the buildings within this 250m length consist of single storey free standing dwellings.

The subject site is located approximately 130m from Hume Highway.

To the south of the subject site, the proposed building goes to the boundary and aligns with future development on neighbouring sites no. 251 & 253, currently under DA approval process.

To the north of the subject site, the proposed building goes to the boundary and aligns with anticipated future development on neighbouring site no. 245.

Adjoining the subject site to its west there are two free standing two storey brick residences, no. 08 & 10 Barton Street, which represent the general type of building in Barton Street in the area of the subject site.

5. **proposed development**

The proposed development provides a five storey residential flat building containing 20 residential units, one commercial space facing Homebush Road on ground level and two levels of basement car parking. The roof space is, occupied by units 19 & 20, being the two top floor units.

A basement carpark provides parking for 29 vehicles plus ancillary spaces such as bin and bike storage areas.

The proposed building is a masonry structure utilising face brick and painted render, which has been placed in a landscape setting typical of development in the area, with compliant setbacks to all sides.

The residential units are a mix of one and two bedroom units with the exception of units 19 & 20 that are both three bedroom units. Private communal open space is located at ground level on the north western end of the site.
An assessment of the compliance of the proposed development with the 10 design principles of SEPP 65 follows:

**Principle 1: Context and neighbourhood character**

*SEPP 65: Good design responds and contributes to its context*—Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Comment:

The proposed development is for a 5 storey mixed use building in an area zone which permits that use and is in the process of being redeveloped from the an existing building stock of 1-2 storey free standing residences.

The proposed development is a masonry structure similar in material and type to it’s neighbours.

The proposed street front portion of the proposed development has a zero lot setback that is suited to the anticipated commercial use in the mixed use zone.

The rear portion of the proposed building is placed in a landscape setting typical of adjoining residential development in the area.

The proposed zero lot side setbacks anticipate future redevelopment of adjoining sites.

The development addresses the issues of traffic noise, privacy and solar access and cross ventilation.

The proposed development complies with the desired future character for the area.

The proposed development is appropriate for its context and neighbourhood.

**Principle 2: 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.

Comment:

The proposal is for a 5 storey building that comply with the zoning, and has acceptable outcomes in relationship to the management of height and FSR controls for the site.

The massing, bulk, scale and materiality of the proposal reflect the anticipated future context, whilst providing a highly articulated, contemporary building.

The scale and bulk of the building is mediated by the articulation of lifts, stairs, balconies and the like as well as the use of contrasting materials and the blending and integration of vertical and horizontal proportions.

The built form and scale is appropriate for the site.
**Principle 3: 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.

Comment:

The proposal is for a small development of 1 commercial unit and 20 residential units, being 5 X 1 bed, 13 X 2 bed & 2 X 3 bed units. The ground floor has 3 residential units and 1 commercial unit. Levels 01 to 03 have all 5 units each and the top level has 2 units.

The proposed development complies with the landscaped area, communal open space and deep soil requirements for the site.

The density is appropriate for the site.

**Principle 4: Sustainability**

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 operational costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

Comment:

The development achieves good energy efficiency by employing both passive and active solar design principles within the project, complying with the requirements of BASIX and the recommendations of The Apartment Design Guide.

The development delivers

- 2 or more hours of sunlight to 85% of the residential units on 21 June
- cross ventilation to 65% of the residential units

In addition the development provides optimal performance through:

- the provision of solar access to the communal open space
- ensuring the lobbies are naturally lit and ventilated

Other initiatives include:

- providing all units with minimum 3 star rated plumbing fixtures and fittings
- minimising heating and cooling loads by the use of sun control devices, overhangs and the like
- utilising thermal mass to moderate the performance of the building
- using low energy lighting in all public areas and general throughout the building
- using drought resistant native species for all planted areas including planter boxes.
- using energy efficient appliances
- utilising face brickwork as the main finished material requiring minimal maintenance, whilst limiting the amount of rendered & painted surfaces which require regular attention

The sustainability measures of the development are appropriate for the site.
**Principle 5: 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. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishments and long term management.

**Comment:**

The open space and landscape design form integral elements in the planning and character of the proposed development.

The key focus of the landscaping is:

- the provision of private and accessible communal open space with an optimal north westerly aspect
- the use of landscaping to provide screening and an interface with adjoining properties

The landscaped provision of the development is appropriate for the site.

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**Principle 6: 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 for all age groups and degrees of mobility.**

**Comment:**

The proposed development achieves a high standard of amenity for its occupants including providing:

- a range of dwelling types
- generally 5 units per floor
- protection of privacy to adjoining properties to the rear of the site through the provision of a deep soil landscape buffer and a 6m rear setback.
- protection of privacy to adjoin properties to the south through careful placement of windows
- protection of privacy within the site through careful placement of windows and openings.
- all apartments contain generous storage
- careful integration of garbage collection, storage and service areas within the basement level.

The amenity provisions of the development are appropriate for the site.
Principle 7: 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.

Comment:

The proposed development achieves a high standard of safety for its occupants including providing:

- security to the residential lobby & car park
- security to the rear and communal areas
- locating entry doors in well lit and clearly visible locations
- providing multiple opportunities for passive surveillance

The safety provisions of the development are appropriate for the site.

Principle 8: 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, providing opportunities for social interaction amongst residents.

Comment:

The proposed development provides a mixed use development of a very high standard of design and amenity for the residents. The mix of apartments types as well as the integration of adaptable apartments provides for a range of user groups.

The lobby and foyer areas are generous, naturally lit and naturally ventilated.

The communal open space is located at ground level at the rear of the site. It has been designed as a quiet space, away from traffic noise and with an optimal north westerly aspect.

The social dimensions of the development are appropriate for the site.
**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 well designed apartment development responds to the existing or future local character, particularly desirable elements and repetitions of the streetscape.

Comment:

The proposed development addresses aesthetics through:

- providing a highly articulated built form
- the use of brick, stone and powdercoated metal
- using a range of long lasting, low maintenance materials
- reflecting the proportions and scale of the area

The massing, bulk, scale and materiality of the proposal reflect their context, whilst providing a highly articulated, contemporary building in a landscaped setting.

The massing and expression of the building is mediated by the articulation of lifts, stairs, balconies and the like, the use of contrasting materials, and the blending and integration of vertical and horizontal proportions.

The aesthetics of the development are appropriate for the site.
6. **COMPLIANCE CHECKLIST**

Following is a compliance checklist assessing the compliance of the proposed development with the detailed recommendations of the Apartment Design Guide.

Since the introduction of the Residential Flat Design Code in 2002 and the Apartment Design Guide in 2015, these codes have become the guiding documents for establishing performance criteria for assessment of the design quality of residential flat buildings in NSW.

As previously discussed, it is important to recognise that:

- The Codes were always intended as guides, establishing 'Rules of Thumb' and 'Objectives' rather than mandatory requirements.
- Many of the core recommendations, particularly the metrically based 'Rules of Thumb' and 'Objectives' have been included in area specific Development Control Plans.
- The authors of the Codes recognised that strict compliance with all aspects of them may not always be possible, or even appropriate, and that the impact of local context, site conditions and the other factors particular to a project will influence the final design and how closely it complies with those recommendations.
- To this end the Codes make provision for variation from it where that variation can be justified and a building's design performance 'satisfactorily achieved'.

That is, both the Residential Flat Design Code and the Apartment Design Guide, as with SEPP 65, acknowledge that whilst general compliance with the recommendations set out within them is required of a development, non-compliance with particular aspects of it can be justified in certain circumstances and the final determination of whether a building achieves the desired outcome of good design will always remain a matter of individual merit based assessment.

7. **CONCLUSION**

The proposed development, in my opinion, complies with the intentions of State Environmental Planning Policy No 65, Design Quality of Residential Flat Development, and achieves the design quality principles set out in the SEPP.

Anthony Nolan
## PART 3 - SITING

<table>
<thead>
<tr>
<th>ADG Objective</th>
<th>Design Criteria Controls</th>
<th>SEPP 65 – 6A item</th>
<th>Complies – Yes/No Comments</th>
</tr>
</thead>
</table>
| **3D-1 Communal and Public Open Space** | Communal Open Space to: | SEPP 65 – 6A item | Yes | • 25.7% of the site has been provided as communal open space in accordance with ADG  
• 10% of the site has been provided as communal open space behind the building line in accordance with Strathfield DCP |
| | Be a minimum 25% of the site  
Achieve a minimum 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter) | N/A | Yes | |
| **3E-1 Deep Soil Zones** | Minimum Deep Soil Zone requirements: | N/A | Yes | • 16.4% of the site has been provided as Deep Soil Planting in accordance with Strathfield DCP |
| | For sites between 650m² –1,500m²  
7% of site area to be deep soil zone minimum dimension of deep soil zone – 3m | N/A | Yes | |
| **3F-1 Visual Privacy – Building Separation** | Minimum required separation distances from buildings to the side and rear boundaries: | N/A | Yes | |
| | For building height up to 12 m  
(4 storeys)  
Habitable rooms and balconies – 6m  
Non habitable rooms – 3m  
For building height up to 25m (5-8 storeys)  
Habitable rooms and balconies – 9m  
Non habitable rooms – 4.5m  
For building height over 25m (9+ storeys)  
Habitable rooms and balconies – 12m  
Non habitable rooms –6m | N/A | Yes | The building is 5 storeys in height overall  
The building provides:  
Rear  
• 6m min. setback to the rear  
South  
• 7.8m separation to the adjoining building to the south  
• 12.7m blank wall directly against the boundary in alignment with proposed neighbouring building  
North  
• 7.9m setback to the eastern boundary  
• 16.7m blank wall directly against the boundary in alignment with anticipated neighbouring |
| **3J-1 Bicycle and Car Parking** | For development in the following locations:  
Within 800m of a railway station or light-rail stop within Sydney Metro area  
The minimum car parking requirement is:  
That set out in Guide to Traffic Generating Developments  
Or  
As set out by local council  
Whichever is less | N/A | Yes | |
| | Car Parking close to public transport | | | The site is not within 800m of a railway station  
The proposed development provides:  
• 3 commercial parking spaces  
• 3 visitor parking spaces  
• 23 residential parking spaces  
• 8 bike parking spaces  
The scheme complies with the required number of resident parking, visitor parking and bike spaces as required by the Strathfield DCP |
### Apartment Design Guide Compliance Table

#### PART 4 - BUILDING

<table>
<thead>
<tr>
<th>ADG Objective</th>
<th>Design Criteria Controls</th>
<th>SEPP 65 – 6A item</th>
<th>Complies – Yes/No Comments</th>
</tr>
</thead>
</table>
| **4A-1 Solar and Daylight Access** | Minimum hours of direct sunlight:  
In the Sydney Metropolitan Region, Newcastle and Wollongong:  
Minimum 2 hours to living rooms and private open spaces for 70% of apartments between 9 am – 3 pm at mid winter  
In all other areas:  
Minimum 3 hours to living rooms and private open spaces  
For 70% of apartments  
Between 9 am – 3 pm at midwinter  
Note:  
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm | | Yes  
85% of the apartments receive at least 2 hours of direct sunlight on 21 June between 9 am – 3 pm |
| **4B -3 Natural Ventilation** | Cross Ventilation  
In first 9 storeys:  
At least 60% to be naturally cross ventilated  
10+ storeys:  
Apartments are cross ventilated only if any enclosure of balconies at these levels allows adequate natural ventilation and cannot be fully enclosed  
Apartment Depth  
Cross over/ Cross Through  
Maximum 18m – glass line to glass line | | Yes  
65% of apartments are naturally cross ventilated |
| **4C-1 Ceiling Heights** | Minimum ceiling heights (for apartments and mixed use buildings):  
Habitable Rooms 2.7m  
Non-Habitable rooms 2.4m  
2 storey apartments  
2.7m for main living area floor  
2.4m for second floor where the area does not exceed 50% of the apartment area | | Yes  
All apartments will have ceiling heights  
• in habitable rooms at 2.7m min  
• In non habitable rooms at 2.4m min  
There are no attic spaces |
| **4D-1 Apartment Size and Layout** | Minimum internal areas:  
Studio 35m²  
1 bedroom 50m²  
2 bedroom 70m²  
3 bedroom 90m² | | Yes  
|
## Social Dimensions

###原则 9：

####4D-3 公寓尺寸和布局

**卧室面积（不包括衣橱）：**
- 主卧：10m²
- 其他：9m²

**最小卧室尺寸（不包括衣橱）：**
3m

**最小起居室/联合起居-餐厅宽度：**
- 1间卧公寓：3.6m
- 2间卧或3间卧公寓：4m

####4E-1 私有开放空间和阳台

**最小主阳台上面积/深度：**
- 创意室：4m²
- 1间卧：8m²/2m
- 2间卧：10m²/2m
- 3+间卧：12m²/2.4m

**最小私有开放空间 - 地下室或平台公寓：**
- 面积：15m²
- 深度：3m

####4F-1 共同流通和空间

**最大单元数量：**
- 顶层楼：8
- 使用电梯的单元数量：（10层及以上的建筑）：40

**共同流通和空间：**
- 有5个单元不超过每层楼、20个单元的总和

####4G-1 存储

**在厨房、浴室和卧室，以下存储被提供：**
- 创意室：4m³
- 1间卧：6m³
- 2间卧：8m³
- 3+间卧：10m³

**注意：**
至少50%的存储需要位于公寓内

**存储：**
- 所有公寓都被分配了超过最低存储要求
- 至少50%的存储被提供在公寓内

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