

9 Design Quality Principles as per SEPP 65:

Requirement	Comment
Principle 1: Context	This proposal is considered to be consistent with the context of the immediate area. The site is surrounded by older style 3 -4 storey residential flat buildings and older homes which are envisioned to go through the same transition.
Principle 2: Built Form and Scale	The design generally achieves an appropriate built form for the site and the building's purpose (after deferred commencement), in terms of building alignments, proportions, type and the manipulation of building elements to ensure reasonable spatial separation is established between existing neighbouring residential buildings. The scale of the building in itself is considered suitable within the future desired character (after deferred commencement) of its locality and as it generally meets the envelope and footprint controls contained under DCP2010.
Principle 3: Density	The proposal has a density that corresponds with the future desired character of the area, in terms of floor space yield (after deferred commencement), number of units and potential number of new residents. The proposed density is considered to respond to the availability of infrastructure, public transport, community facilities and environmental quality.
Principle 4: Sustainability	A BASIX Certificate has been submitted and the building meets the required energy and water efficiency targets.
Principle 5: Landscape	A landscape plan was submitted with the proposal. The landscaping options are considered to be adequate.
Principle 6: Amenity	Generally, the proposal as amended is considered to be satisfactory in this regard, optimising internal amenity through appropriate room dimensions and shapes, access to sunlight, natural ventilation; visual and acoustic privacy, storage, indoor and outdoor space, outlook, efficient layouts and service areas are consistent with the ADG requirements.
Principle 7: Safety	Passive surveillance of public space is maximised through orientation of units. The position and orientation of the various building elements allow balconies and habitable rooms of apartments to overlook the streets.
Principle 8: Housing Diversity and Social Interaction	The apartment mix is considered to be satisfactory. Nine adaptable units have been provided.
Principle 9: Aesthetics	The proposed development is considered to be appropriate in terms of the composition of building elements, textures, materials and colours. The proposed building is considered to respond to the environment and context, contributing in an appropriate manner to the desired future character of the area.