DA no. : JRPP-14-1105
Proposal: 5 x 5 storey residential flat buildings
Location: 60 Pelican Road, Schofields

SEPP No. 65 – Design quality principles

i. 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 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.

The subject development is a greenfield development within the Alex Avenue Precinct of the North West Growth Centre, as identified by the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP). The Precinct is currently characterised by large lot rural residential living, however, the area is currently undergoing transition, with surrounding sites to the east similarly zoned medium density, permitting residential flat buildings and multi-dwelling housing to a height of 16 m. The site also adjoins the Alex Avenue local centre business zoning.

The desired character of an area is largely determined by the planning controls specified under the Growth Centres SEPP and DCP. In this regard, the following objectives are established for the R3 zone:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.

General compliance with these policies has ensured that an appropriate design solution has been derived.

The design of the development consists of 5 storey residential flat building over basement parking. It is considered that the development will contribute to the quality and identity of the area. The sites close proximity to services, facilities, Alex Avenue local centre and the Schofields train station also makes this a highly desirable site for the development.

ii. 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 Growth Centres DCP establishes a maximum site coverage of 50% of the site, to ensure development is of a suitable bulk and scale. The development has a site coverage of 40%, which demonstrates compliance with the site coverage control.

The proposed development is consistent with the maximum permissible building height of 16 metres. The proposed buildings are well designed and well articulated and suitable building separation has been provided between the individual buildings to break up the building massing. The proposed bulk and scale of the residential flat

buildings have been design to complement the future character of the surrounding area, delivering a series of medium rise building forms surrounding by open space.

iii. Principle 3: Built Form

Good design achieves an appropriate built 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.

The proposed design has been developed in keeping with the requirements of the Residential Flat Design Code (RFDC) and the Growth Centres SEPP and DCP requirements in relation to building alignment, setbacks and building type.

The proposed built form consists of 5 individual apartment buildings, all 5 storeys in height. The development consists of 322 residential apartments, comprising a mix of 1, 2 and 3 bedroom units.

The built form provides for variation in design, through variation in roof height and articulation in building façade.

The proposed development provides an acceptable level of internal amenity, providing 2,752 sqm of communal open space. The development has been provided with setbacks and open space areas which fully comply with the minimum requirements and ensure that the development maintains an appropriate built form.

iv. Principle 4: Density

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.

The Growth Centres SEPP establishes a maximum floor space ratio of 1.75:1 on the subject site. The development is below the maximum FSR, providing an FSR of 1.74:1. The density is considered appropriate for the site and compliant with the maximum control.

In addition, the Growth Centres SEPP establishes a minimum residential density of 25 dwellings per hectare, which is a minimum number of dwellings which must be built on the site. The site has an area of 1.84 hectares, therefore a minimum 46 dwellings are required for the site. The development proposes 322 units and therefore complies within the required minimum density of the site.

The density of the proposed development fits in with the objectives of the Growth Centre planning instruments, which aim to cater for an increasing population through the provision of higher density housing near regional centres. The density proposed is compatible with the future character of the area, and can be comfortably accommodated on site. Given the proposed massing and well articulated building form, it is believed that the proposed density will be appropriate for the site.

The proposed density is also considered sustainable given the proximity of current infrastructure and services, including recreation facilities, support services, adjoining Alex Avenue local centre and the Schofields train station, which is 450m walkng distance from the site.

v. ***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 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 proposal has been designed so each unit receives a satisfactory level of natural light, energy and ventilation. Adequate building separation has been provided between buildings to ensure common open spaces receive adequate solar access. In particular, the proposal provides:

- 76% of the units with at least 3 hours of solar access to the main living areas.
- Active and passive sun control systems, including aluminium shading devices
- Installation of low energy saving devices.
- Natural cross-flow ventilation to 97% of the units.
- 25% of units are provided with a naturally ventilated kitchen
- The majority of units a dual aspect
- Less than 10% of units are single aspect south oriented units.

The submitted Waste Management Plan (WMP) also details measures to maximise recycling during the construction and operational phases of the development.

vi. Principle 6: Landscape

Good design recognises 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 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.

The landscape design will be integrated with the proposed buildings to provide a high level of aesthetic quality on the development site and a high level of amenity for the future occupants of the development.

The proposal provides for a central common open space area amongst the residential flat buildings of 2752 sqm. The common landscaped areas will be embellished with covered pergola areas, seating areas, play areas and shades spaces for children, native planting and turfed areas. A minimum 25% of the common open space is deep soil zone to enable planting of mature vegetation throughout the development. Substantial landscape areas are provided throughout the entire common open space area.

The application has been supported with the submission of a landscape masterplan prepared by Vision Dynamics. The landscape design incorporates large canopy tree planting, small tree planting and shrub planting throughout the development.

The overall landscape design ensures that the amenity of future residents and adjoining landowners is of a high standard.

vii. 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 age groups and degrees of mobility.

The efficient yet spacious unit layouts provide a high level of amenity for all residents, and generally promote good visual and acoustic privacy. The majority of the units are dual aspect, providing excellent ventilation, solar access and amenity for future residents. 76% of the proposed units also receive a minimum 3 hours solar access to the main living areas, and 97% of the units achieve natural cross-flow ventilation.

Each unit is provided with an adequate outdoor private open space in the form of a balcony or terrace that is directly accessible from the internal living areas. All apartments have direct access to the basement via centrally located lifts and stairs, where parking for residents and visitors will be provided. Adequate storage areas have also been provided in the form of basement storage cubicles. All apartments have easy access to waste rooms, provided within the basement near lifts.

viii. Principle 8: Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while 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 spaces.

The proposal affords good casual surveillance of the street frontage and internal common open space areas through the design of the residential flat buildings promoting good casual surveillance. Appropriate lighting and CCTV is also to be provided to all common areas, including basements, to increase the safety of those areas, especially at night. With regards to the parking areas, secure access is to be maintained at all times. Separation between the resident and visitor parking spaces has been achieved through their location, and basement car parking is to be provided with security garage doors at the basement level.

ix. Principle 9: Social dimensions and housing affordability

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. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

The ground level also provides substantial on-site recreation facilities for residents, including a terrace areas, BBQ facilities and relaxation spaces. Pedestrian links are also available to the public parks.

The proposal will provide an alternative type of housing to the area, and will provide high levels of amenity to each apartment. The apartments are diverse in design and orientation, and will provide a suitable mix of dwellings for people to choose from.

The development proposes a variety of housing choices comprising 53 x 1 bedroom units, 262 x 2 bedroom units and 7 x 3 bedroom units. The variation provides a range of housing choices and promotes affordability for the community, therefore satisfying the intent of this principle.

The design also provides 34 adaptable apartments (i.e. 10 % of the total number of units), as required by the DCP and the BCA, thus providing a choice of attractive living locations and facilities to persons with disabilities and their families. The design promotes easily accessible common facilities and outdoor recreation spaces, and caters towards ease of use for everyone from children right through to the elderly.

The development provides high levels of amenity to future residents and alternate housing opportunities in the locality. The site adjoins the Alex Avenue local centre and is within 450m walking distance of Schofields train station.

x. Principle 10: Aesthetics

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 precincts undergoing transition, contribute to the desired future character of the area.

The development has been architecturally designed. The material pallet of each of the building proposed has been design to respond to the environmental considerations for each aspect and the context of the site as future urban development. The buildings incorporation incorporate important factors including sun control, construction technology and apartment amenity.

Whilst the buildings within the proposal are designed to present a uniformed design approach, each building is provided with identifiable features. This includes hebel feature walls in 5 different colours so that each building is provided with its own identity and is still unique from the other buildings within the development. Buildings are designed to incorporate architectural roof features, variety of façade treatments and address factors including sun control, construction technology and apartment amenity. Principal finishes include face brick, render and paint finishes as well as hebel feature walls and glass balcony balustrades. Photomontages which demonstrate the buildings' colours and finishes are held at **Attachment 2**.

Accordingly, it is determined by the above assessment that the proposed development is acceptable when considered against the 10 design principles identified under SEPP 65.