***State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development Checklist***

| ***Principles*** | ***Requirements*** | ***Comments*** |
|---|---|---|
| *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 site is located in the Thornton estate, north of the Penrith city centre where residences, shops, offices and other related uses co-exist.<br>• The site is located in close proximity to public transport, including bus and train services.<br>• The proposal will transform a vacant site into a modern high-density residential flat and seniors living development. The buildings will make a significant contribution to the streetscape of this part of the Thornton development and will contribute to the quality and identity of the evolving area.<br>• The proposed development will therefore complement the desired and anticipated future character of the locality. |
| *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 all respond to the large open spaces provided.<br>• The building materials that are proposed break up the visual bulk of the building and provide spaces for community interaction at street level.<br>• The proposed bulk and height of the building is responsive to the desired and anticipated future character of the locality. |

| ***Principles*** | ***Requirements*** | ***Comments*** |
|---|---|---|
| *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. | • Proposed building design elements include a mixture of balconies, other facade relief elements and articulated walls and windows which fit into an appropriate proportional dimension for the building. These elements reinforce and complement the desired and anticipated streetscape character.<br>• The proposed built form is therefore appropriate for the site and its purpose. |
| *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. | • High-density development on the subject site is desirable given its location near transport nodes and service facilities.<br>• The proposed density is responsive to the desired and anticipated future character of the locality. The proposal will establish a high standard benchmark for other future similar developments in the North Penrith subdivision. |
| *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. | • Energy and water reduction measures for the proposed development have been detailed in the submitted BASIX Certificate. The proposal has satisfactorily incorporated the commitments nominated in the BASIX Certificate for the Development Application stage of the proposal, including the provision of a large rainwater tank; 4-5 star taps and appliances; white goods with high energy ratings; and outdoor clothes drying spaces. |

| ***Principles*** | ***Requirements*** | ***Comments*** |
|---|---|---|
| *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 application has been accompanied by a landscape plan which provides for the high-quality embellishment of the site by suitable ground covers, shrubs and trees which, at maturity, will complement the height, scale, design and function of the proposed development.<br>• The proposed development provides green spaces that will allow passive recreation and provide a calming environment for residents. |
| *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 room dimensions and shapes in the proposed apartments are considered to be appropriate to the desired room functions.<br>• Solar access and natural cross-ventilation is satisfactory.<br>• Adequate provision has been made for storage areas, common open space and building servicing areas.<br>• Pedestrian connection to the street will be wheelchair friendly. |

| ***Principles*** | ***Requirements*** | ***Comments*** |
|---|---|---|
| *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. | • Subject to several recommended conditions, the proposed development is considered to be of a safe and satisfactory design which promotes crime prevention in its existing environment.<br>• The internal courtyard is the main access route to the dwellings and is overlooked by many of the dwellings giving heightened surveillance.<br>• Parking is secure in the basement with direct lift access to buildings.<br>• Lighting is to be provided. |
| *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. | • A range of dwellings styles are proposed to accommodate various needs. |
| *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 design of the proposed buildings provides an appropriate address to the public domain.<br>• The proposed external elevations provide elements of depth and articulation and the proposed colour scheme for the buildings complements surrounding development. |

*Residential Flat Design Code*

The *Residential Flat Design Code* provides additional detail for applying the design quality principles contained in SEPP 65. An assessment has been undertaken of the proposed development in relation to the *Residential Flat Design Code*, as detailed below.

| **PART 01 - LOCAL CONTEXT** | | |
|---|---|---|
| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Building Height* | • Ensure future development responds to the desired scale and character of the street.<br>• Allow reasonable daylight access to all developments and the public domain. | Complies. |
| *Building Depth* | • Apartment depths of 10-18m to provide for adequate amenity.<br>• Provide for dual aspect apartments. | Complies (does not exceed maximum building depth). |
| *Building Separation* | • Ensure new development has appropriate massing and spaces between buildings.<br>• Provide visual and acoustic privacy.<br>• Control overshadowing.<br>• Provide for open space and deep soil zones.<br>• 4 storeys/12m: 12m between habitable rooms/balconies.<br>• 5-8 storeys/25m: 18m between habitable rooms/balconies.<br>• 9 storeys plus: 24m between habitable rooms/balconies. | Complies. |

| PART 01 - LOCAL CONTEXT | | |
|---|---|---|
| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Street Setbacks* | • Establish desired spatial proportions of the street and define street edge.<br>• Provide a transition between public and private space.<br>• Achieve visual privacy to apartments.<br>• Create quality entries to dwellings.<br>• Provide an outlook to the street.<br>• Allow for street landscape character. | Complies. |
| *Side Setbacks* | • Minimise impacts on neighbouring sites including light, air, sun, privacy, views and outlook.<br>• Retain or create a pattern of development that defines the streetscape. | Complies. |
| *Rear Setbacks* | • Maintain deep soil zone.<br>• Retain and reinforce mature vegetation.<br>• Optimise use of land at the rear.<br>• Maximise building separation for visual and acoustic privacy. | Complies. |
| *Floor Space Ratio* | • Ensure development is in keeping with the optimum site capacity and local area.<br>• Provide opportunities for modulation and depth of external walls.<br>• Promote thin cross section buildings.<br>• Allow for generous habitable balconies. | Complies. |

| PART 02 - SITE DESIGN | | |
|---|---|---|
| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Deep Soil Zones* | • Assist with management of the water table and water quality.<br>• Improve amenity of developments through retention and planting of trees.<br>• A minimum of 25% of the open space area of a site should be a deep soil zone; more is desirable. | Complies. |
| *Fences and Walls* | • Define boundaries.<br>• Provide privacy and security.<br>• Contribute to the public domain. | Complies. |
| *Landscape Design* | • Add value to residents' quality of life.<br>• Provide habitat for native flora and fauna.<br>• Improve stormwater quality.<br>• Improve microclimate.<br>• Improve urban air quality.<br>• Contribute to biodiversity. | Complies. |
| *Open Space* | • Provide residents with recreational opportunities.<br>• Enable soft landscaping and deep soil planting.<br>• Provide 25%-30% of site area as communal open space; 30% for larger sites.<br>• Ensure communal open space is usable.<br>• Provide a pleasant outlook.<br>• Ground floor private open space: min. 25m$^2$ and 4m in one direction. | Private open space does not comply. A minor variation is supported due to the high quality communal open space areas and the overall amenity that will be available to residents. |

| PART 02 - SITE DESIGN | | |
|---|---|---|
| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Orientation* | • Optimise solar access to units (north-facing wall within 30° E and 20° W of N; living and private open space to face north).§ Contribute to streetscape.<br>• Support landscaped area.<br>• Protect amenity of existing development.<br>• Improve thermal efficiency of buildings. | Complies. |
| *Planting on Structures* | • Contribute to the quality and amenity of communal open space.<br>• Encourage the establishment of trees. | Complies. |
| *Stormwater Management* | • Minimise impacts on waterways.<br>• Preserve existing topographic and natural features.<br>• Minimise discharge of sediments and pollutants. | Complies. |
| *Safety* | • Ensure developments are safe and secure.<br>• Contribute to safety of the public domain. | Complies. |
| *Visual Privacy* | • Provide reasonable levels of visual privacy.<br>• Maximise outlook and views without compromising visual privacy. | Complies. |
| *Building Entry* | • Create entrances which provide a desirable identity for the development.<br>• Orient the visitor.<br>• Contribute to the streetscape and facade. | Complies. |

| PART 02 - SITE DESIGN | | |
|---|---|---|
| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Parking* | • Minimise car dependency.<br>• Implications on deep soil zone, water table, topography and size and shape of the lot.<br>• Provide adequate parking.<br>• Integrate design of car parking with the site and building.<br>• Issues of underground parking – deep soil zone, ventilation, safety and security and upper floor width. | Complies. |
| *Pedestrian Access* | • Well connected to the street and contributes to the public domain.<br>• Ease of access for all users, including wheelchair access. | Complies. |
| *Vehicle Access* | • Integrate vehicle and service access to minimise impact on streetscape, landscape or pedestrian amenity and safety.<br>• Active street frontage. | Complies. |

| PART 03 - BUILDING DESIGN | | |
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| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Apartment Layout* | • Ensure the spatial arrangement of apartments is functional and well organised.<br>• Provide high standard of amenity.<br>• Maximise apartment environmental performance.<br>• Accommodate occupant needs. | Complies. |

| PART 03 - BUILDING DESIGN | | |
|---|---|---|
| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Apartment Mix* | • Provide a diversity of apartment types.<br>• Maintain equitable access by cultural and socio-economic groups. | Complies. |
| *Balconies* | • Provide all apartments with private open space (min. 1 primary balcony).<br>• Ensure balconies are functional (min. depth 2m, adjacent to living area, responsive to local climate and context, privacy).<br>• Ensure balconies are integrated into building design.<br>• Contribute to safety and liveliness of the street. | Complies. |
| *Ceiling Heights* | • 2.7m to habitable rooms.<br>• 2.4m to non-habitable rooms.<br>• Increase sense of space.<br>• Promote daylight penetration.<br>• Contribute to flexibility of use.<br>• Achieve quality interiors. | Complies. |
| *Flexibility* | • Encourage housing designs which meet broad needs.<br>• Accommodate whole or partial use changes.<br>• Encourage adaptive re-use. | Complies. |
| *Ground Floor Apartments* | • Contribute to the streetscape (individual entry to promote pedestrian activities, stepping up 1.2m from footpath for privacy).<br>• Increase housing choice (private gardens accessible from main living space, maximise accessible ground floor units). | Complies. |

| PART 03 - BUILDING DESIGN | | |
|---|---|---|
| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Internal Circulation* | • Create safe and pleasant spaces for circulation (maximum 8 units per single corridor).<br>• Facilitate quality apartment layouts.<br>• Contribute to the form and articulation of building façade.<br>• Encourage interaction and recognition between residents. | Complies. |
| *Mixed Use* | • Support integration of appropriate retail/commercial uses with residential.<br>• Create lively street.<br>• Maintain residential amenity. | N/A. |
| *Storage* | • Provide adequate storage for everyday household needs ($6m^3$ for studio/1b, $8m^3$ for 2b, $10m^3$ for 3+b).<br>• Provide storage for sporting and other equipment. | Complies. |
| *Acoustic Privacy* | • Ensure a high level of amenity by protecting privacy of residents. | Complies. |
| *Daylight Access* | • Ensure daylight access is provided to all habitable rooms.<br>• Provide adequate ambient lighting.<br>• Provide the ability to adjust light quantity. | Complies. |

| PART 03 - BUILDING DESIGN | | |
|---|---|---|
| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Natural Ventilation* | • Provide all habitable rooms with direct access to fresh air (max. 10m-18m building depth, 60% of all units and 25% of all kitchens with cross-ventilation).<br>• Provide natural ventilation in non-habitable rooms where possible.<br>• Reduce energy consumption. | Complies. |
| *Awnings and Signage* | • Provide shelter for public streets.<br>• Ensure signage is in keeping with streetscape character. | Complies. |
| *Facades* | • Promote high architectural quality.<br>• Ensure facades define and enhance the streetscape.<br>• Ensure building elements are integrated in the form and facade. | Complies. |
| *Roof Design* | • Roof design contributes to overall design and performance of the building.<br>• Roof integrated into the facade, composition and contextual response.<br>• Increase longevity of the building. | Complies. |
| *Energy Efficiency* | • Reduce necessarily for mechanical heating and cooling.<br>• Reduce reliance on fossil fuels.<br>• Minimise greenhouse gas emissions.<br>• Support renewable energy. | Complies. |
| *Maintenance* | • Ensure long life and ease of maintenance. | Complies. |

| PART 03 - BUILDING DESIGN | | |
|---|---|---|
| ***Controls*** | ***Requirements*** | ***Comments*** |
| *Waste Management* | • Avoid generation of waste.<br>• Plan for waste management during construction.<br>• Ensure efficient storage and collection of waste. | Complies. |
| *Water Conservation* | • Reduce mains consumption of water.<br>• Reduce quantity of stormwater run-off. | Complies. |