ATTACHMENT 4

DA no. : JRPP-14-1915
Proposal: Staged construction of 6 x 4 storey residential flat buildings
Location: Lot 205 DP 660230 No. 822 Windsor Road, Rouse Hill

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 Area 20 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 similarly zoned medium density, permitting residential flat buildings and multi-dwelling housing to a height of 12 m.

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 a "courtyard" style type 4 storey residential flat building over basement parking. It is considered that the development will contribute to the quality and identity of the area. The site's close proximity to services, facilities, Rouse Hill town centre and future North West rail link 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 49.9%, which demonstrates compliance with the site coverage control.

The proposed development is consistent with the maximum permissible building height of 12 metres, as established on the site and adjoining sites. The proposed buildings are well designed and well articulated. 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 buildings form surrounded by open space.

The site provides for a minimum 12m building separation internally within the development and 6m setback to adjoining sites to allow for future developments on adjoining sites to achieve their full potential.

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 6 individual apartment buildings, all 4 storeys in height. The development consists of 289 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 4,315 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 1.63:1. 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 2.036 hectares, therefore a minimum 51 dwellings are required for the site. The development proposes 289 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, Rouse Hill town centre, existing North West bus transit and the future North West Rail link.

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:

- 74% 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 79% of the units.
- Outdoor clothes drying areas

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 4,315 sqm. The common open space area is proposed to be embellished with tree planting, turf and tiles areas. In addition, the common open space will be required to be embellished with seating areas, BBQ facilities and covered areas for the amenity of future residents. 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 Michal Siu Landscape Architects. 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.

Each unit will be 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 will have direct access to the basement via centrally located lifts and stairs, where parking for residents and visitors will be provided. Adequate storage areas will also been provided in the form of basement storage cubicles. All apartments will have easy access to waste rooms, provided on each floor near the lifts, for the disposal of garbage into chutes and recyclables into collection bins.

74% of the proposed units also receive a minimum 3 hours solar access to the main living areas, and 79% of the units achieve natural cross-flow ventilation.

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 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 will also provide substantial on-site recreation facilities for residents, including a terrace areas, BBQ facilities and relaxation spaces. Pedestrian links will also be 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 19 x 1 bedroom units, 228 x 2 bedroom units and 42 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 29 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 proximity of the site to the Rouse Hill town centre and future North West Rail link will also increase amenity levels of future residents.

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.

Principle finishes to the development include select face brick combined with cantilevered concrete balconies. Other material forms including prefinished cladding, amenity screens and louvers, aluminium balustrades, screening and glazing frames are incorporated into the building design. Reconstituted timber products are proposed for the entrance structures and pergolas over podiums are also incorporated.

Colorbond roofs are proposed, providing a long lasting hardwearing finish that does not require refinishing for the life of the building. The surface areas of these elements are to be clad in a light coloured material with a contracting trim in prefinished aluminium elements.

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.