

Appendix No. 7 – State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development Assessment

<i>Principles</i>	<i>Requirements</i>	<i>Comments</i>
1. <i>Context</i>	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. The site is located in close proximity to public transport, including bus and train services. The proposal will transform a vacant site into a modern high-density residential flat 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. The proposed development will therefore complement the desired and anticipated future character of the locality.
2. <i>Scale</i>	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 proposal provides appropriate setbacks between buildings and boundaries. The distribution of the building volumes across the site provides a suitable contextual response. The proposed bulk and height of the building is responsive to the desired and anticipated future character of the locality, as determined by Penrith LEP 2008 and Penrith DCP 2014.

3. <i>Built Form</i>	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, screening 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. The use of two U-shaped buildings with a smaller central I-shaped building responds to the sites wide and shallow lot configuration. The repetitious nature of the street edge contributes to the character of the streetscape theme found throughout the estate. The proposed built form is therefore appropriate for the site and its purpose.
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<i>4. Density</i>	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. There are no floor space ratio yields for the site, therefore density is determined by setbacks, height, building configuration and compliance with minimum apartment sizes. The development complies with separation and setback requirements and the building is of an appropriate height. The development provides a maximum of 7 units per lift core and complies with the minimum floor space requirements for apartments. The proposed density is responsive to the desired and anticipated future character of the locality, as determined by Penrith LEP 2008 and the North Penrith Design Guidelines. The proposal will establish a high standard benchmark for other future similar developments in the North Penrith subdivision.
<i>5. Resource, Energy and Water Efficiency</i>	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. The design of the development also embodies sustainability measures given the design maximises natural light and ventilation to the apartments. The development utilises cross-through and corner apartments to increase natural ventilation through the development.

6. <i>Landscape</i>	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 generally 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. The landscaping responds to the geometry of the architectural built form informing the spatial arrangement across the development. The vegetation selected will moderate environmental conditions, complement the vertical scale and form of the building, enhance privacy and provide a views of greenery from most apartment balconies and windows as well as provide a rich communal landscape setting for occupants. The landscape design incorporates low water and low maintenance plant species to reduce water consumption and drainage contamination. The landscaping maximises solar access and natural ventilation through the selection of plant species. The design provides a number of landscape experiences across the site for the enjoyment by residents who occupy the site, incorporating passive and active areas throughout the development.
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<i>7. Amenity</i>	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. Solar access and natural cross-ventilation is satisfactory. The buildings have been sited to maximise north facing walls. Cross-viewing between apartments has been minimised through the use of offset windows and balconies, appropriate separation and orientation of the apartments to the front and rear of the lot. Adequate provision has been made for storage areas, common open space and building servicing areas.
<i>8. Safety and Security</i>	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 proposed development is considered to be of a safe and satisfactory design which promotes crime prevention in its existing environment. The entrances to the building are well defined and provide a direct sightline

9. <i>Social Dimensions and Housing Affordability</i>	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.	It is considered that the proposed mix of 1 and 2 bedroom apartments will sufficiently cater for differing household budgets and the general housing needs of the community. The proposed buildings incorporates a total of twenty seven adaptable apartments for people with disabilities. A number of design features have been incorporated into each apartment and other features will be capable of being retrofitted depending on the ultimate user's requirements. Lifts are proposed throughout the development which will provide access to all levels of the buildings. The proposed housing mix is responsive to the desired and anticipated future character of the locality, as determined by Penrith LEP 2008 and Draft Penrith DCP 2014.
10. <i>Aesthetics</i>	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 responds to the multiple street frontages of the site and provides an appropriate address to the public domain. The proposed external elevations provide elements of depth and articulation and complements surrounding development. The simple and linear composition of the building's façade is similar to recently approved developments located in the North Penrith Village Centre.