

Compliance with State Environmental Planning Policy (SEPP) 65 - Design Quality of Residential Apartment Development

In accordance with Clause 50(1A) of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000 the application has been accompanied by a design statement from the project's registered architect verifying that the design quality principles set out the SEPP have been achieved. The 10 principles are listed below, together with a town planning response.

SEPP No. 65 relates to residential flat buildings that contain 4 or more self-contained dwellings within a building that is 3 or more storeys in height. This assessment therefore only relates to the 4 retirement living building, containing a total of 165 units.

Principle 1: Context

Control	Comments
<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.</i>	The context for the locality is set by the Rooty Hill master plan that seeks to amend the planning controls to establish a high density residential environment characterised by 4 storey development. The Master Plan also envisages an active frontage to Rooty Hill Road South. This is reflected in the planning controls proposed for the site (and now implemented) including a B2 Local Centre zone and a R4 High Density Residential zone applying to the site, and a building height control of 14 m (i.e. 4 storey scale). The desired future character is underpinned by the locality's ready access to the train station and commercial/retail core of Rooty Hill. The proposed development is located on the south side of Rooty Hill Railway Station and adjoins Rooty Hill South Town Centre. The site is 'L' shaped and bounds the Lone Pine Tavern at the corner of Rooty Hill Road South and Mavis St. The site has 2 street frontages, on the west, Rooty Hill Road South, which is one way, and on the south Mavis Street. The proposed buildings will enhance the Rooty Hill Road South streetscape by activating the east side of the existing shopping precinct with shopfront retail and services. In particular the development will provide a meeting point in the form of a café at the interface with the railway station/ bus stop and the inter site pedestrian avenue. The existing retail parking will be refurbished and expanded to support the retail /commercial components of the development. The main address and vehicle access for the village will be off Mavis St which will retain a residential character with a building scale consistent with the Rooty Hill Master Plan (and now implemented Blacktown LEP zoning and height controls). The site's relationship with the Lone Pine Tavern has also been considered. The main vehicular entrance to the residential components is located adjacent to the common boundary. This provides a generous separation

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	from the Tavern's buildings and surface car parking as well as affording good landscaping opportunities as a visual screen with a double avenue of trees along this edge. The railway corridor has been considered. The railway corridor represents a significant site frontage of some 250 m however the Retirement Living component has been contained to less than half of this frontage. The railway corridor is quite wide and a separation of some 16-20m is available between the site boundary and the nearest railway tracks. Some of this corridor contains landscaping, but additional landscaping opportunities are achievable to provide a visual buffer to the corridor. This matter will be addressed as condition of any consent. The site has excellent public transport connections. A bus stop is located on the corner of Rooty Hill Road South and Beames Ave and access to Rooty Hill Railway Station via a ramp on the site boundary. The proposal responds to this context by providing higher density residential development (for seniors) in proximity to the existing public transport connections and local services and facilities. Summary – The proposal responds to the future context and has taken into account the immediate surrounding existing context at each boundary interface and achieves the purpose of this design principle.
Principle 2: Scale	
Control	Comments
<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.</i>	The site and surrounds is one which is about to commence a change in character and will be a locality in transition. This site is the first of that transition to a higher density residential and mixed use environment. The current planning controls for the site, under BLEP 2015, include a 14 m height control (i.e. 4 storeys). The buildings range from single to 4 storeys in height, and will not have any adverse impacts on the streetscape or neighbouring properties. To improve solar access to the units contained within the 4 retirement living buildings, it is being recommended that a deferred commencement condition be imposed requiring that the floor-to-ceiling height of all habitable rooms be increased from 2.4 m to a minimum of 2.7 m. As the buildings contain 3 residential levels, the overall height of each will increase by 0.9 m. Building 1 will therefore have an overall height of 15.7 m to the parapet, building 2 will measure 15.9 m to the parapet, buildings 3 and 4 will measure 14 m to the parapet. The mixed-use building fronting Rooty Hill Road South has an overall

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	height of 16.2 m. The building heights are considered acceptable for this form of development, in this location. The Residential Flat Design Code (RFDC) contains a rule of thumb of 12 m separation between habitable rooms/balconies for buildings up to 12m/4 storeys which is the future scale of development on this and adjoining sites. A 6 m setback along the eastern boundary is provided, thereby sharing the 12 m separation. To the west, a setback of approximately 12 m is provided to the Lone Pine Tavern site boundary enabling the full residential separation to be contained within the subject site. This provides a good separation from the adjoining tavern use. The Mavis Street façade is setback a minimum of 9 m – 12 m providing good landscape opportunities. The landscape plans nominate 12 m high trees in the front setback. The generous setback and height of proposed landscaping enables a comfortable transition in scale to the lower scale R2 zone opposite. Building siting has aligned to the setbacks and street frontages to maximise ground level open space within the village development which conforms to the desired streetscape character of the town centre and Mavis Street. Summary – The Retirement Living component has a scale that is consistent with the desired future character and achieves this design principle.
Principle 3: Built form	
Control	Comments
<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.</i>	The building form integrates well with the surrounding environment. The building orientation, siting, separation and layout, have been designed to maximize open space and daylight amenity to apartments. The buildings are arranged on site along a pedestrian avenue that connects all building entries, to the commercial precinct and on-site community buildings. The buildings range in height with a maximum height of 4 storeys. SEPP 65 only applies to the Residential Living (RL) components. Each RL building has twisted white/cream cubic form with articulated balconies. These cubic forms anchor the building ends with the apartment's vertical bladed balconies between and the screened naturally ventilated car parks below. Buildings RL3 and RL4 address Mavis Street through building design, as well as vehicular and pedestrian entrances. Mavis Street is residential in character (existing and desired future character). These building reflect that character. The site planning for the RL buildings takes the approach of perimeter buildings to achieve a large open space area central to the retirement living buildings. A generously

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	proportioned area of some 60 m x 80 m has been achieved which accommodates communal open space and recreation facilities offering superior internal amenity. This provides an internal focal point to the development and the adjoining residential care building. This design approach fosters a sense of community. Summary - The RL buildings have been designed to complement one another and establish a scale and character for the site and future residential community. The RL buildings will make a positive contribution to Mavis Street consistent with the desired future character for this street and achieves this design principle.
Principle 4: Density	
Control	Comments
<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.</i>	The site has an area of 2.65 ha. The proposal has a gross floor area of 27,069 sqm. The density responds to the desired future density for the area. The dwelling yield is consistent with that anticipated for the locality and its proximate location to public transport and local services. Summary – The proposed density is consistent with the desired future density for the area and achieves this design principle.
Principle 5: Resource, energy and water efficiency	
Control	Comments
<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.</i>	The requirements of Section J of the Building Code of Australia (BCA) will be met in the design of the buildings and a BASIX Certificate is provided. The buildings have been orientated to maximise northern aspect. Some apartments have southerly aspects either over the internal common open space or Mavis Street. This is a deliberate design feature that maximises the proportions and area of the centrally located common open space to provide a focal point for the community and a central outlook for many of the dwellings. The need to provide a building address/presentation to Mavis Street has the unavoidable consequence of some south facing apartments. Nevertheless, they will be afforded with good residential amenity in terms of an outlook over the street and generous landscaped front setback to Mavis Street.

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	Water efficient fittings are required as part of the BASIX certificate. The water efficiency measures take a whole of site approach and are not compartmentalised into each land use component of the development, but implemented across the site. Water re-use has been integrated into the retail, supported accommodation and community centre components for flushing of toilets and is not used in the retirement living apartments or intended for user in the residential care facility due to concerns about use of non-potable water. There are very few buildings on the site, and that part of the site for the retirement living component is vacant and therefore does not provide an opportunity for the reuse or recycling of existing materials on this part of the site. The landscaped areas will be irrigated using rainwater. Summary – The design incorporates water and energy saving measures where practical and achieves this design principle.
Principle 6: Landscape	
Control	Comments
<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.</i>	The open space provided by the proposed development complies with the guidelines of the RFDC and SEPP Seniors Housing. The site's relatively flat topography is suited to the use as an age care village. This has allowed gently graded pathways and landscaped open space for ease of access for the aged and those with accessibility issues. A centrally located open space forms the focal point for the development, not only the four RL buildings but also the residential care building, part of which has an outlook over the space. This central space provides many dwellings with an outlook as well as fostering a sense of community to the site. The community facility and bowling are situated within this space to provide an active function rather than purely a passive or aesthetic purpose. This assists in reinforcing or promoting the common open space as the focal point for the community. The building positioning has allowed for generous solar access to the majority of private and common area open spaces. Well considered landscaping is proposed for these areas to enhance the site's qualities and to form an engagement with the surrounding context and the design of the new buildings. Setbacks to the site boundaries provide for good landscaping opportunities The landscape plans provide for small trees to a height of 8 m -10 m along the site

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	boundaries to screen buildings from future development to the east or the Lone Pine Tavern to the west. Fencing on site will be designed in accordance with the flood report, to not impede flood flow. Private open space for the rooms will be in the form of upper level balconies. Due to the flood issues for the site and the issues of flooded basements, car parking is located on the ground floor under the apartments with sufficient flood storage provided on site, which will be appropriately landscaped. Summary - The landscape design will integrate the future development into the surrounds (having regard to the future high density character) and the internal common open spaces and landscape area will create high amenity focus for the future residential community. The landscape treatment achieves this design principle.
Principle 7: Amenity	
Control	Comments
<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.</i>	Consideration should be given to the following 2 factors when assessing the apartment sizes: 1. The RFDC is catering for all age and household structures to enable apartments to be diverse and flexible. The RL buildings are captured by SEPP 65 but specifically designed to suit the seniors market and corresponding household type (i.e. 1 or 2 people). The intent of the RFDC objectives to allow for changing lifestyle needs of inhabitants such as changes to household structure, live/work arrangements, which are much less for seniors housing. 2. The target market is for aged people from the local area and Western Sydney region, and an affordable product has been designed to respond to the socio-economic profile of the local aged persons market. Having regard to these factors, the proposed apartment design and layouts are considered to adequately cater for the aged housing market in this locality. The range of housing available in the retirement living (RL) component and the residential age care facility provides housing options for changing circumstances and allows residents to age in place. Due to the size of the apartments and their relative shallow depth from external walls, 2.4 m minimum ceilings have been proposed for the apartments. To improve solar access and the overall amenity of these

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units for future occupants, Council officers are recommending that a deferred commencement condition be imposed requiring that the floor-to-ceiling height of all habitable rooms within the 4 retirement living buildings be increased from 2.4 m to a minimum of 2.7 m. As the buildings contain 3 residential levels, the overall height of each building will increase by 0.9 m.

The majority of the residential living areas have northerly and/or multi-directional aspects. Some single aspects apartments have a south west to south east orientation. The apartments are all above ground level and landscaping and future adjoining buildings will have less solar impacts.

The RFDC requires that a minimum of 70% of the apartments receive a minimum of 3 hours of direct sunlight between the hours of 9am and 3pm in mid-winter.

Applicant states that 70% is achieved, but this has not been justified. Council officer's assessment of the application indicates that only 50.3% of the units comply. It is therefore recommended that the unit layouts be redesigned and the floor-to-ceiling heights be increased to improve solar access. This has been addressed as a deferred commencement condition of consent.

Adequate acoustic privacy will also be provided in most circumstances with common walls and floors designed to meet current building code requirements. Adequate visual privacy will also be maintained in most instances due to the lineal configuration of the apartments and/or the inclusion of fixed and adjustable privacy in a few locations as required.

Where buildings are closer than the 12 m separation guideline, it is recommended that adjustable privacy screens be provided to the bedroom windows and balconies (i.e. to the east elevation of retirement living buildings 1 and 3, and to the west elevations of retirement living buildings 2 and 4). It is also recommended that the bedroom windows provided in the east elevation of retirement living buildings 1 and 3, and the west elevations of retirement living buildings 2 and 4 be provided with a glazing thickness of 6.38 mm and acoustic seals. These matters will be addressed as conditions of any consent.

Ground level drying courts, with clothes lines, as required are provide and located on the north side directly adjacent, or as close as possible, to lift lobbies for ease of access for each of the RL buildings. Storage is provided in each dwelling, large storage rooms in the circulation space in each lobby of the RL3 and RL4 buildings and storage rooms in the car parking areas. The waste and recycling services have been designed to

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	be as discrete as possible. The residents will access the waste/recycling rooms via the lifts to the car park level. The applicant (ARV) has private contractors engaged to manage on-site waste and recycling pickup for all their villages. The village layout and locations of waste/recycling rooms has been design to meet these requirements. Summary - The physical, spatial and environmental quality of the buildings and the apartments achieves this design principle.
Principle 8: Safety and security	
Control	Comments
<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.</i>	The best deterrent against crime is surveillance. Apartment blocks are arranged on site to provide a simple clear layout of the street and access ways. This provides good vistas and overlapping views from multiple apartments to the street and walkway system and courtyards. The central open space area incorporates community facilities which will activate the internal spaces of the RL component of the site. The vehicle access to the residential care building passes the RL component and will also provide a degree of activity within the site. The activation of the internal space will reinforce the 'private' domain and provide clear visibility and surveillance to all RL building entrances. The courtyards have been designed to be large to assist with visibility and are all linked by a wide pedestrian avenue from the Mavis Street entrance to the café adjacent to the rail station. Landscaping has been design to meet the objectives of Crime Prevention Through Environmental Design (CPTED). The commercial/ retail car park area will be managed to control use by rail commuters so its function to serve the shopping street is achieved. A fence will partially enclose the east end of this car park to direct car park users to Rooty Hill Road South and not through the retirement living component of the site. The detail design of the buildings will avoid incorporation of any 'natural ladders' in the form of easily scalable balustrading, fencing and the like to prevent intruders gaining access to the buildings. External lighting will be provided to ensure surveillance is maintained during night time. The site pathways and building entries will be lit with up lighting and/or pole mounted lights to create a sense of security for people walking past at night. These elements will also add interest to the streetscape as well as meeting CPTED

	requirements. Summary – The building design and orientation promotes a high degree of passive surveillance to internal spaces and Mavis Street. Fencing and lighting will assist in security and defining public/private spaces and achieves this design principle.
Principle 9: Social dimensions and housing affordability	
Control	Comments
<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. 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.</i>	The proposal will contribute to the neighbourhood in a positive way both socially and economically, bringing more people to live in the area and contribute financially to the local businesses. The proposal will contribute socially to this area by providing aged housing in a large communal environment at an affordable level for those in need, operated by one of NSW's leading Aged Care providers. ARV's research has indicated a healthy local demand for this form of housing, however, the apartment sizes need to respond to the socio-economic profile of the local aged persons market. This allows a more affordable product that would otherwise not be available to many local older people in the existing community. The senior's housing development provides an opportunity for older local members of the community to move to a more manageable form of accommodation with 1 and 2 bedroom dwellings that can reflect changing household needs as well as an aged care facility that can also allow ageing in place within the same community. The proposal brings both affordable housing as well as significant social benefits to the community and future residents. In addition, the residential care building provides affordable housing in the form of supported accommodation that will allow these residents to socially integrate/interact with the existing shopping precinct at the centre of activities and not on the periphery of the village activities. More generally, the proposed ARV Age Care Village will have a positive impact on the Rooty Hill Road South shopping retail/commercial precinct by enlivening the currently vacant eastern side of the street and introducing additional residents/customers into the immediate locality. The existing shopping precinct will be the age care village's closest and local shopping area so businesses will have to benefit from the new 200+ residents and staff, and from the new customers the new retail and commercial facilities will attract. More residents in the area should produce a more secure neighbourhood through increased casual surveillance. Summary – The proposal achieves this design principle by providing a development with strong affordability and

	social attributes.
Principle 10: Aesthetics	
Control	Comments
<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.</i>	The proposed development has been designed to complement the existing streetscape of Rooty Hill Road South and the future character of Mavis Street with the use of contemporary building forms, using articulated facades, crisp use of colour and materials to improve the design quality of the shopping and residential areas. The proposed buildings are aesthetically related but are individual in detail to unify the village while providing variety to provide character and assist in way finding. Utilising clean modern residential materials such as quality glass, rendered masonry, concrete and aluminium sun screening devices, the buildings will lift the aesthetic quality for the overall existing streetscape. The 4 residential living buildings are of a similar material typology. Their roof profiles differ depending on their solar orientation and which side of the landscaped courtyard they are located. The building entries are delineated by coloured awnings with the main entrances. The building design provides private balconies to all residents. The balconies utilise vertical standard aluminium bars and framing designed to perform a visual screen when viewed obliquely from the public and private domain to the activity on the balcony or within the apartment. Painted sheets on light weight framing form vertical blades between adjoining balconies and provide privacy for adjoining apartments. Each RL building has twisted white/cream brick cubic corner forms with articulated balconies. These cubic forms anchor the building ends and mark entrances. The greater part of each building is dark grey, rendered light weight masonry panelling with white painted exposed slab and balcony edges to provide vertical scale. Below the apartments, on the ground floor, are vertical screened panels for the naturally ventilated car parks. The screening for these car parks is light in colour to reflect external courtyard landscaped light at night to make the car park lighting recede and not dominate views from and across the landscaped open spaces. Summary – The development introduces an architectural expression and an aesthetic that is consistent with the future high density residential character promoted for the area. The RL components are also designed to integrate with the other residential components of the seniors living

village and integrate with the existing and future character of Rooty Hill Road South. The principle of aesthetics has been achieved with the design.

Compliance with the requirements of the Residential Flat Design Code (RFDC)

SEPP 65 CONTROL	PROPOSAL	COMPLIES?
Building height		
Satisfy the height control in the LEP: - To ensure future development responds to the desired scale and character of the street and local area. - To allow reasonable daylight access to all developments and the public domain.	RL building 1: stair = 15.4 m; roof = 14.8 m RL building 2: stair = 16.2 m; roof = 15 m RL building 3: stair = 15 m; roof = 13.1 m RL building 4: stair = 15 m; roof = 13.1 m To improve solar access and the overall amenity of the units for future occupants, it is being recommended that a deferred commencement condition be imposed requiring that the floor-to-ceiling height of all habitable rooms within these 4 buildings be increased from 2.4 m to a minimum of 2.7 m. Y □ { □ □□□□□□□□□□□□□□\$□□\$□□□□□□□□ increase by 0.9 m.	Satisfactory The height is acceptable for the proposed Seniors Housing
Building depth		
Preferred depth of 10 - 18 m. Maximum depth of 18 m. Greater depth must be justified.	Buildings designed with glass to glass distances generally 15.2 m or less.	Yes
Building separation		
Up to 4 storeys = 12 m	5.3 m to northern boundary RL1 and RL2 buildings are separated by 9.35 m. RL3 and RL 4 buildings are separated by 8.9 m. 6.8 m to eastern boundary The applicant seeks a variation. Where buildings are closer than the 12 m separation guideline, it is recommended that adjustable privacy screens be provided to the bedroom windows and balconies (i.e. to the east elevation of retirement living buildings 1 and 3, and to the west elevations of retirement living buildings 2 and 4). It is also	No Satisfactory subject to conditions

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	recommended that the bedroom windows provided in the east elevation of retirement living buildings 1 and 3, and the west elevations of retirement living buildings 2 and 4 be provided with a glazing thickness of 6.38 mm and acoustic seals. These matters will be addressed as conditions of any consent.	
Street setbacks		
- Identify the desired streetscape character - Identify the common setback of buildings in the street - Relate setbacks to the area's street hierarchy.	A 9 - 12m front setback is proposed to Mavis Street. This is reflective of its existing and future residential character and provides a generous separation from the houses opposite.	Yes
Floor space ratio		
Test and desired built form outcome against proposed floor space ratio to ensure consistency with building height, building footprint, 3 dimensional building envelope and open space requirements.	The Blacktown LEP 2015 does not set an FSR for the site with density controlled by way of building height only.	Yes
Deep soil		
25% of the open space area is to be deep soil.	80% of the open space is deep soil.	Yes
Communal open space		
25% - 30% of site area to be communal open space.	A total of 6,780 sqm of common open space is provided across the site (excluding balconies or courtyards of any units). This represents approximately 26% of the site area. In addition, there is a community building which is part of the common recreation facilities for the residents. The internal road network also provides a greater sense of open space. The provision of 6,780 sqm also exceeds the Blacktown DCP landscaped common open space requirement of 5,790 sqm for multi dwelling housing (Part C of the DCP). The open space outcome is consistent for this scale of development is consistent with the DCP control.	Yes
Private open space		
On podium: 25 m² Balconies: 10 m²	Balconies mostly > 8 sqm but many are < 10 sqm, particularly the 1 bedroom units on levels 2 and 3.	No, but considered acceptable

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	Variation requested because SEPP Seniors Living requires a lower standard.	
Fences		
Define edges between public and private land. - Define boundaries between areas with different functions - Provide privacy and security - Contribute to public domain	It is recommended that a condition be imposed on any consent requiring that the existing 1.8 m high boundary fencing along the northern and eastern boundaries of the tavern be increased to 2.1 m to protect the privacy of the future residents. The eastern boundary will be required to be provided with solid 1.8 m high fencing. The proposed 1.8 m black mesh fencing along this boundary is not considered suitable, given the adjoining land is zoned R4 residential. All fencing will need to be provided at full cost to the developer. It is considered satisfactory that the existing fence along the rail corridor be retained, subject to additional landscaping being provided along the boundary. This matter will be addressed as a condition of any consent.	Yes
Orientation		
Maximise solar access	Buildings oriented in several directions. Buildings have been orientated to maximise northern aspect. Some apartments have southerly aspects either over the internal common open to space to address that space or Mavis Street. RL2 and RL3 buildings are orientated to align with Mavis Street to ensure the buildings provide an appropriate address to Mavis Street. South facing elevations are therefore unavoidable to achieve that streetscape outcome.	Yes
Building entry		
Clearly define buildings entries	The building entries are not easily identified because they are located at the ground level car parking area. The buildings also provide narrow corridors, being 1.2m wide. Mailboxes to be provided in appropriate locations on Mavis Street and/or at building entrances.	No, however, the applicant can improve design. Conditions recommended
Parking		
Seniors housing controls prevail	SEPP Seniors Housing requires that a minimum of 33 spaces be provided. The development provides 132 car parking spaces and therefore well exceeds the minimum requirement.	Yes

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Pedestrian access		
20% of the units are to have universal access	Pedestrian access to all dwellings will comply with AS1428. Well defined access routes to and around the site are provided through paving and landscape treatment. Pedestrian access is provided for people with disabilities. All dwellings have lift access. Barrier free access is provided to all dwellings from the car park and the street frontage.	Yes
Vehicle access		
Generally limit the width of driveways to a maximum of 6 m. Locate vehicle entries away from main pedestrian entries and on secondary frontages.	Vehicle entry to the RL building is provided on the secondary frontage (Mavis Street). Vehicle access has been designed to limit vehicle access from Rooty Hill Road South to the commercial floor space. The car park entry width is 6 m. Vehicle entries are located to avoid conflicts with pedestrian lobbies.	Yes
Apartment layout		
Single aspect unit to have maximum depth of 8m. Back of kitchen maximum depth of 8m. Minimum sizes for affordable units of 50 sqm (1 bed) and 70 sqm (2 bed).	All single aspect units have a depth of less than 8 m. 11 units have their kitchen with rear wall greater than 8 m from the nearest window (i.e. 13.8% of units). 1 bedroom units = 45 sqm 2 bedroom = 58 sqm Variation requested as this is social housing for seniors.	Yes No, but acceptable. No, but acceptable.
Apartment mix		
Provide a mix of apartments which cater for different household requirements now and in the future.	Only 1 and 2 bedroom units are provided, and all units are very small. Variation requested as this is social housing for seniors. The intent of the apartment mix is to cater for a range of household types. This is appropriate for apartment developments that are designed for all household types. However, the need for a broad range of household types is less relevant for seniors housing where household structure will not change significantly.	No, but acceptable. Justification provided.
Balconies		
Minimum depth of 2m	The balconies are typically 2 m deep, with an area of at least 6 sqm for 1 bedroom units and 10 sqm for 2 bedroom units. The balcony sizes are consistent with clause	Yes

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	50(f) of SEPP Seniors Housing which sets controls specifically relating to seniors development. Unlike the RFDC which caters for all household and age cohorts, SEPP Seniors Housing is taken to prevail over the RFDC.	
Ceiling height		
2.7m for habitable rooms 2.4 metres for all non-habitable rooms	Habitable rooms have been provided with a 2.4m ceiling height and non-habitable rooms have been provided with 2.1m ceiling height. A variation is requested as this is social housing for seniors. Combined with small size of the units, it is considered that the reduced ceiling height will provide poor amenity. It is therefore being recommended that a deferred commencement condition be imposed requiring that the floor-to-ceiling height of all habitable rooms within the 4 retirement living buildings be increased from 2.4 m to a minimum of 2.7 m. As the buildings contain 3 residential levels, the overall height of each building will increase by 0.9 m. Building 1 will therefore have an overall height of 15.7 m to the parapet, building 2 will measure 15.9 m to the parapet, buildings 3 and 4 will measure 14 m to the parapet.	No Recommended that a condition be imposed to increase the ceiling height.
Internal circulation		
A maximum of 8 units are to be accessed from a single core	Greater than 8 units are accessed off double loaded corridors (i.e. RL 1 = 13, RL 2 = 9, RL 3 = 10 and RL 4 = 7). A variation is requested as this is social housing for seniors.	No Recommended that a condition be imposed to increase the width of the corridors to 1.5 m where possible.
Daylight access		
Optimise northern aspect. Single aspect, single storey units to have north or east aspect. At least 70% of units to receive 3 hours direct sunlight to living room and private open space (2 hours in dense urban	Only half of the units have a northern aspect 33 units have a single southern aspect (i.e. 20% of units). Applicant states that 70% is achieved, but this has not been justified. Council officer's assessment indicates that only 50.3% of units receive 3 hours direct sunlight to the living rooms.	No No No Recommend that a condition be imposed to improve solar access where

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areas).	To address the non-compliance, it is recommended that a deferred commencement condition be imposed requiring that the floor-to-ceiling height of all habitable rooms be increased from 2.4 m to a minimum of 2.7 m, that several of the living/dining rooms be reorientated so that they will have a window with a northern or north-western aspect, and that some of the windows in the north-eastern walls be increased to an area of at least 2 sqm,. While there is no guarantee that the numerical criteria of the RFDC will be achieved by these modifications, the increased ceiling heights and better solar access and ventilation, will improve the internal amenity of the units.	possible.
Natural ventilation		
Building depth of 10m to 18m Minimum 60% of units to be naturally cross ventilated. Minimum 25% of kitchens to have natural ventilation.	Building depth is satisfactory. Only 31% of units are cross ventilated in accordance with the criteria. Certification is provided that 78% receive adequate ventilation due to shallow depth of units. Variation requested to apply different criteria to social housing for seniors. 65% units receive adequate natural ventilation to kitchens.	Yes No Certification is considered acceptable. Yes
Façade and roof design		
Promote high architectural quality in residential flat buildings.	The design of the development is considered satisfactory	Yes