

Assessment of compliance with SEPP 65: Design Quality of Residential Flat Development and the Apartment Design Guide

SEPP 65: Design Quality of Residential Flat Development

A design statement addressing the quality principles prescribed by SEPP 65 was prepared by the project's registered architect and submitted with the application. The statement addresses each of the 9 principles and an assessment of this is made below. Council's assessing officer's comments in relation to the submission is outlined below.

It is noted that the DA was lodged on 3 September 2015, following Amendment 3 of SEPP 65 commencing on 17 July 2015.

Principle 1: Context & Neighbourhood Character	
Control	Town Planning Comment
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.	The layout and design of the proposal responds to the site conditions and the desired future character of the immediate locality. The development will contribute to the quality and identity of the area. The proposed residential apartments are compatible with the social, economic and environmental function of the Rouse Hill area.
Principle 2: Built Form & Scale	
Control	Town Planning Comment
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks,	The 8 storey height is consistent with the desired future character of this locality. Articulation and building elements are satisfactory.

including their views and vistas, and provides internal amenity and outlook.	
Principle 3: Density	
Control	Town Planning Comment
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.	The proposed residential development comprises 434 units which is a suitable density for the development of this site. The site is in close proximity to public transport and is well serviced by infrastructure and community facilities.
Principle 4: Sustainability	
Control	Town Planning Comment
Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.	The proposal demonstrates appropriate waste management during the demolition, construction and ongoing use phases. The proposal is supported by a BASIX Certificate. The commitments are incorporated into the design of the building. The proposal demonstrates satisfactory levels of sustainability and the efficient use of energy and water resources.
Principle 5: Landscape	
Control	Town Planning Comment
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and	The proposal provides appropriately sited landscaping elements which are of a high quality design and are capable of being sustained and maintained. The landscaping complements the presentation of the built form as viewed from the public domain and enhances the amenity of the private and common open space areas.

neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.	
Principle 6: Amenity	
Control	Town Planning Comment
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.	The design of the proposal is considered to provide a high level of amenity through a carefully considered spatial arrangement and layout. In light of the future occupants within the site, as well as the surrounding properties, the proposal achieves a suitable level of internal amenity through providing appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, outlook, efficient layouts and service areas.
Principle 7: Safety	
Control	Town Planning Comment
Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.	The proposal is considered to be satisfactory in terms of future residential occupants overlooking communal spaces while maintaining internal privacy. Public and private spaces are clearly defined and suitable safety measures are integrated into the development. The proposal provides suitable casual surveillance of the public domain.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.	
Principle 8: Housing Diversity & Social Interaction	
Control	Town Planning Comment
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.	The proposal consists of a mix of dwellings which are responsive to anticipated market and demographic demands. The proposal provides additional housing choice which is in close proximity to public transport and services, including future services which are anticipated at the future Town Centre to the south of the site.
Principle 9: Aesthetics	
Control	Town Planning Comment
Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	The proposed development is considered to be appropriate in terms of the composition of building elements, textures, materials, finishes and colours and reflect the use, internal design and structure of the resultant buildings. This distinct and contemporary assists in setting a high quality standard for the transitioning character of this locality and creates a desirable streetscape.

Compliance with Apartment Design Guide (ADG)

In addition to the 9 'design quality principles' listed above, SEPP 65 requires that when assessing an application, Council must have consideration for the design guidelines provided in the Apartment Design Guide (ADG). The following table identified the relevant design concepts and numerical guidelines from the ADG, and an assessment of the proposal against these guidelines.

It is noted that the DA was lodged on 3 September 2015, following Amendment 3 of SEPP 65 commencing on 17 July 2015.

ADG Requirement	Proposal	Compliance
Controls		
<u>2F Building Separation</u> Up to four storeys/12m: - 12m btw habitable rooms / balconies - 9m btw habitable rooms / balconies & non-habitable rooms - 6m btw non-habitable rooms Five to eight storeys/up to 25m: - 18m between habitable rooms / balconies - 13m btw habitable rooms / balconies & non-habitable rooms - 9m btw non-habitable rooms Nine storeys and above/over 25m: - 24m btw habitable rooms / balconies - 18m btw habitable rooms / balconies & non-habitable rooms - 12m btw non-habitable rooms	The design consists of the same setbacks for all levels of the buildings. <u>Up to 4 storeys</u> Yes <u>5-8 storeys</u> Yes	Yes
Siting the Development		
<u>3A Site Analysis</u> Satisfy the site analysis guidelines- App 1.	Site Analysis provided.	Yes
<u>3B Orientation</u> Where an adjoining property does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by more than 20%. 4 hours of solar access should be retained to solar collectors on	The adjoining properties currently comprise rural residential properties. These will be overshadowed by the development, however they are anticipated to be redeveloped for RFBs. The layout & design enables sunlight to penetrate to the adjoining properties to the south, and is satisfactory. N/A Adjoining properties do not	Satisfactory N/A

ADG Requirement	Proposal	Compliance
neighbouring buildings.	contain solar collectors	
3C Public Domain Interface Ground level courtyards to have direct access, if appropriate. Ground level courtyards to be above street level for visual privacy. Balconies and windows to overlook the public domain. Front fences to be visually permeable with max 1m height, and limited length. Entries to be legible. Raised terraces to be softened by landscaping. Mail boxes to be located in lobbies, perpendicular to the street or within the front fence. Basement car park vents not to be visually prominent. Substations, pump rooms, garbage storage rooms and other service rooms should be located in the basement car parks or out of view. Ramping for accessibility to be minimised. Durable, graffiti resistant & easily cleanable materials should be used. On sloping sites, protrusion of car parking should be minimised.	Ground level access provided to ground level units. Ground level courtyards are a suitable level. Balconies and windows provide casual surveillance of the public domain. N/A No front fences proposed. Entry is legible. Raised areas are suitably landscaped. Mailboxes are located within lobby areas. Not clear. To be conditioned . Services are within the basement and/or out of view. Ramping is suitable. Suitable and durable materials are proposed. The car parking levels are stepped to follow the slope of the site and do not protrude above the finished ground level.	Yes
3D Communal & Public Open Space COS >25% of the site. Direct sunlight to >50% of COS for 2 hours between 9am and 3pm. Minimum dimension of 3m. Direct & equitable access. If COS cannot be located on Ground Level, provide on the podium or roof. If it COS can't be achieved, provide on rooftop of a common room, provide larger balconies, or demonstrate proximity to public open space & facilities. Range of activities (e.g. seating, BBQ, play area, gym or common room). Visual impacts minimised from ventilation, substations and detention	Site area: 20,230 sqm Required 25% = 5,057.5 sqm Provided: 3,292 sqm or 16%. Direct sunlight for 50% of the required area for 2 hours achieved. Minimum dimensions of 3m. Direct and accessible access is achieved. N/A N/A A range of activities is provided. The COS is clear of services.	N/A, only 15% is required by Table 4-10 the Growth Centres DCP, which takes precedence. The proposal also provides 3 communal rooms with indoor and outdoor spaces for the use of residents. The provision

ADG Requirement	Proposal	Compliance
tanks. Maximise safety. Public Open Space, where provided, is to be well connected and adjacent to street.	The COS demonstrates a safe design. N/A	of COS is suitable.
<u>3E Deep Soil Zones</u> Minimum area = 7% of site area. Preferred area = 15%. If the site is between 650 to 1500 sqm then minimum dimensions of 3m. If over 1500 sqm then min dimensions of 6m.	8.6%. 14% or 1,738 sqm provided. Suitable dimensions of deep soil zone are provided.	Yes
<u>3F Visual Privacy</u> Building Separation: refer to 2F above. Refer to Figure 3F.2 for separation distances between buildings on the same site depending on the type of room. Direct lines of sight should be avoided for windows and balconies across corners. Appropriate design solutions should be in place to separate POS and habitable windows to common areas. Note: When adjacent to a lower density residential zone an additional 3m rear side setback is required.	Also refer to 2F above. The minimum separation distances are satisfied within the site. Where there may be oblique / angled views from balcony to balcony, or balcony to bedroom, these are appropriately screened. This is consistent with Figure 3F.2, 3F.6, 3F.7, 3F.8 and 3F.9. Direct lines of sight are avoided. This is achieved through screening devices and walls. N/A	Yes
<u>3G Pedestrian Access & Entries</u> Connect to & activate the public domain. Easy to identify access. Internal pedestrian links to be direct.	Pedestrian access is direct to the street frontage and easily identifiable. Internal links are direct.	Yes
<u>3H Vehicle Access</u> Access points are safe and create quality streetscapes. The need for large vehicles to enter or turn around within the site should be avoided.	The driveway locations are suitable. The basements cater for on-site manoeuvring.	Yes
<u>3J Bicycle & Car Parking</u> Sites within 800m of a railway station	This site is within 800m to the future Cudgegong Station.	Yes

ADG Requirement	Proposal	Compliance
comply with Guide to Traffic Generating Developments. < 20 units 1 space for each unit An additional 0.2 space for each 2br unit An additional 0.5 space per 3br unit 0.2 space for visitor parking >20 units Metropolitan Sub-Regional Centres: 0.6 spaces per 1 bedroom unit. 0.9 spaces per 2 bedroom unit. 1.4 spaces per 3 bedroom unit. 1 space per 5 units (visitor parking) At least 1 loading dock. Conveniently located and sufficient numbers of bicycle & motorbike spaces.	The proposal is for 434 units (119x1bed, 274x2bed & 41x3bed). 71.4 246.6 57.4 86.6 Total required: 462 spaces Provided: 569 spaces (Surplus of 107 spaces). 2 waste loading areas are proposed within the basements. A loading area for furniture & service trucks is also provided. 156 bicycle parking spaces.	
Designing the Building		
4A Solar & Daylight Access Living rooms & POS receive minimum 2 hours direct sunlight between 9am - 3pm in mid-winter > 70% of units. (Minimum 1 sqm of direct sunlight measures at 1m above floor level is achieved for at least 15 minutes). Maximum number with no sunlight access < 15%. Suitable design features for operable shading to allow adjustment & choice.	71% is achieved Less than 15% Louvres are provided which allow for management of solar access.	Yes
4B Naturally Ventilation All habitable rooms naturally ventilated. Number of naturally cross ventilated units > 60%. Depth of cross over apartments <	All habitable rooms are ventilated. 63% of units are cross ventilated (272/434 units). Cross over apartments do not exceed 18m.	Yes

ADG Requirement	Proposal	Compliance
18m. The area of unobstructed window openings should be equal to at least 5% of the floor area served.	The window areas are satisfactory.	
<u>4C Ceiling Heights</u> 2.7m for habitable 2.4m for non-habitable Service bulkheads are not to intrude into habitable spaces.	2.7m provided for habitable rooms. Condition recommended to be imposed to ensure service bulkheads are clear of habitable spaces.	Yes
<u>4D Apartment Size & Layout</u> Studio > 35 sqm 1 bed > 50 sqm 2 bed > 70 sqm 3 bed > 90sqm + 5 sqm for each unit with more than 1 bathroom. Habitable Room Depths: limited to 2.5m x Ceiling Height (6.75m with 2.7m ceiling heights) Open Plan Layouts that include a living, dining room and kitchen – max 8m to a window. Bedroom sizes (excl wardrobe space): Master - 10sqm Other – 9 sqm Minimum dimensions – 3 m Living rooms/dining areas have a minimum width of: 3.6m - Studio/1 br 4m - 2br/ 3br Cross-over/cross-through: minimum 4m wide	- 50 sqm 75 sqm 95sqm Where second bathrooms are provided unit size exceed the minimum size by 5sqm. Some room depths are up to 8m, however these are open plan rooms, which is acceptable. See below. Open plan layouts are provided. Kitchens are max 8m to a window. Most master bedrooms are at least 10 sqm, however some are only 9.6 sqm. Satisfactory, as all provided with ensuites, built-in wardrobes & good amenity. Yes – other bedrooms 9 sqm. Minimum dimensions are achieved. Minimum living/dining room areas are achieved. Yes	Yes Yes Yes No - variation sought Yes Yes Yes Yes
<u>4E Private Open Space & Balconies</u> Studio > 4 sqm 1 bed > 8 sqm & 2m depth 2 bed > 10 sqm & 2m depth 3 bed > 12 sqm & 2.4m depth	- 10 sqm & min. 2m depth-Complies 10 sqm & min. 2m depth- Complies 15 sqm & min. 2.4m depth-	Yes

ADG Requirement	Proposal	Compliance
Ground level/ podium apartments > 15 sqm & 3m depth Extension of the living space. A/C units should be located on roofs, in basements, or fully integrated into the building design.	Complies Min 20 sqm and 3m – Complies POS is an extension of the living space A/C units are integrated into the balcony design.	
4F Common Circulation & Spaces Maximum number of apartments off a circulation core on a single level – 8-12. Buildings over 10 storeys - maximum of 40 units sharing a single lift. Daylight & natural ventilation to all common circulation areas above ground level. Corridors greater than 12m from the lift core to be articulated by more foyers, or wider areas / higher ceiling heights at apartment entry doors. Maximise dual aspect apartments and cross over apartments. Primary living room & bedroom windows are not to open directly onto common circulation spaces. Direct and legible access. Tight corners and spaces to be avoided. Well lit at night. For larger development – community rooms for owners meetings or resident use should be provided.	Yes - maximum 6. N/A Yes Corridors are less than 12m. Dual aspect apartments are provided. Achieved. Achieved. Achieved. 3 Communal rooms provided.	Yes
4G Storage Studio > 4 m³ 1 bed > 6 m³ 2 bed > 8 m³ 3 bed > 10 m³ Min 50% within the apartment.	- 6 m³ 8 m³ 10 m³ Provided within the units.	Yes
4H Acoustic Privacy Window & door openings orientated away from noise sources. Noise sources from garage doors, driveways, services, COS and circulation areas to be 3m from bedrooms.	Achieved. Achieved.	Yes

ADG Requirement	Proposal	Compliance
Separate noisy & quiet spaces. Provide double / acoustic glazing, acoustic seals, materials with low noise penetration.	Achieved. Conditions to be imposed to ensure suitable acoustic measures are installed.	
4J Noise & Pollution In noisy or hostile environments, the impacts of external noise and pollution are to be minimised through the careful siting and layout of buildings. To mitigate noise transmission: Limit the number and size of openings facing the noise sources. Use double or acoustic glazing, acoustic louvres or enclosed balconies (winter gardens). Use materials with mass and/or sound insulation (e.g. solid balcony balustrades, external screens or soffits).	The layout of the development considers potential noise and pollution impacts, and is satisfactory.	Yes
Configuration		
4K Apartment Mix Provide a variety of apartment types. Flexible apartment mix.	119 x 1 bed, 274 x 2 bed & 41 x 3 bed. A suitable and responsive apartment mix is provided.	Yes
4L Ground Floor Apartments Maximise street frontage activity. Direct street access to ground floor apartments. Ground floor apartments to deliver amenity and safety for residents.	A suitable level of street frontage activity is provided. Direct access is provided. Ground floor apartments achieve a suitable level of amenity and safety.	Yes
4M Facades Front building facades are to provide visual interest whilst respecting the character of the local area. Building services are to be integrated into the overall façade. Provide design solutions which consider scale and proportion to the streetscape and human scale.	The front façades are architecturally treated to create visual interest and contributes to the desired future character of this area. Building services are integrated into the overall façade. Suitable design solutions are provided which relate to the streetscape.	Yes
4N Roof Design Roof treatments are to integrated into the building design and positively respond to the street.	The roof is designed to be recessive and not visible from the public domain.	Yes

ADG Requirement	Proposal	Compliance
<u>4O Landscape Design</u> <u>Site Area</u> < 850 sqm - 1 medium tree per 50 sqm of deep soil zone. 850 sqm to 1,500sqm - 1 large tree or 2 medium trees per 90 sqm of DSZ. >1,500 sqm - 1 large tree or 2 medium trees per 80 sqm of DSZ.	The site area is 20,230 sqm. A mixture of shrubs and medium and large trees are proposed which are considered to suitably complement the site and built form. A suitable mixture of trees is achieved including deep soil areas within the internal courtyard areas.	Yes
<u>4P Planting on Structures</u> Refer to Table 5 for minimum soil standards. Provide suitable plant selection. Provide suitable irrigation and drainage systems and maintenance. Enhance the quality and amenity of COS with green walls, green roof and planter boxes, etc.	Planting is provided within the deep soil areas within the street setbacks deep soil areas and the internal courtyard areas. The proposal comprises suitable plant selection which is considered to enhance the quality and amenity of the COS.	Yes
<u>4Q Universal Design</u> 10% adaptable housing. Flexible design solutions to accommodate the changing needs of occupants.	51 adaptable units are provided (12%). The layout of the units comprises flexible design solutions.	Yes
<u>4R Adaptive Reuse</u> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A	N/A
<u>4S Mixed Use</u> Provide active street frontages and encourage pedestrian movement. Residential entries separate and clearly defined. Landscaped COS to be at podium or roof level.	N/A	N/A
<u>4T Awnings & Signage</u> Awnings to be continuous and complement the existing street character. Provide protection from sun and rain, wrapped around the secondary frontage. Gutters & down pipes to be integrated and concealed. Lighting under awnings is to be provided. Signage is to be integrated and in scale with the building. Legible and discrete way finding is to	N/A	N/A

ADG Requirement	Proposal	Compliance
be provided.		
Performance		
<u>4U Energy Efficiency</u> The development is to incorporate passive solar design. Heating & cooling infrastructure are to be centrally located (e.g. basement).	The development allows for the optimisation / management of heat storage in winter and heat transfer is summer. Services are accommodated in the basement.	Yes
<u>4V Water Management & Conservation</u> Rainwater collection & reuse. Drought tolerant plants. WSUD measures. Detention tanks should be located under paved areas, driveways or in basement car parks.	Rainwater collection will be used for irrigation. Suitable plants are proposed. WSUD measures are proposed. Detention tanks are proposed in the basement. Satisfactory.	Yes
<u>4W Waste Management</u> Waste storage should be discreetly located away from the front of the development or in the basement. Waste cupboard within each dwelling. Waste and recycling rooms are to be in convenient and accessible locations related to each vertical core.	Waste storage and collection is within the basement. Each dwelling has sufficient storage. Waste chutes are not proposed.	Yes
<u>4X Building Maintenance</u> The design is to provide protection from weathering. Enable ease of maintenance. The materials are to reduce ongoing maintenance costs.	The proposal demonstrates ease of maintenance.	Yes

Therefore, the proposal generally demonstrates consistency with the guidelines contained within SEPP 65 and the RFDC. Departures from these guidelines are discussed in the Assessment Report.