

SEPP 65 Checklist

Principle	Requirement	Comment
1. Context & Neighbourhood Character	<i>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.</i>	<ul style="list-style-type: none"> ▪ The proposed buildings respond to the desired future character of the locality given the prevailing B2 zoning and 32m height limit applying to the locality. ▪ The proposals align with the key DCP controls applying to the sites in terms of setbacks, landscaping and building height. ▪ These aspects demonstrate a suitable response to the site's context in terms of desired future character.
2. Building Form & Scale	<i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i>	<ul style="list-style-type: none"> ▪ The developments achieve an appropriate bulk, height and scale relative to the desired future character of the locality. ▪ The proposals align with the setback controls for the precinct and provide for an appropriate interface with the surrounding village centre.
3. Density	<i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i>	<ul style="list-style-type: none"> ▪ High density residential development is desirable given the sites' location near to transport nodes and service facilities identified as key considerations in the height controls within Penrith LEP 2010. ▪ The proposed density is responsive to the desired and anticipated future character of the locality and the proposal is consistent with setback, separation and building height controls.

Principle	Requirement	Comment
4. Sustainability	<i>Good design combines positive environmental, social and economic outcomes.</i>	<ul style="list-style-type: none"> ▪ Energy and water reduction measures for the proposed developments have been detailed in the submitted BASIX Certificates. The proposals have satisfactorily incorporated the commitments nominated in the BASIX Certificates for the Development Application stage. ▪ The designs of the developments embody sustainability measures given the designs maximise natural light and ventilation to the apartments.
5. 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.</i>	<ul style="list-style-type: none"> ▪ The applications have been accompanied by landscape plans which provide for the high quality embellishment of the sites by suitable ground covers, shrubs and trees which, at maturity, will complement the height, scale, design and function of the proposed developments. ▪ The proposed developments provide green spaces which will allow passive recreation and provide a calming environment for residents.
6. Amenity	<i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.</i>	<ul style="list-style-type: none"> ▪ The developments provide good amenity for residents both in terms of apartment configuration and in terms of facilities for community living. ▪ Adequate provision has been made for storage areas, common open space and building servicing areas.

Principle	Requirement	Comment
		<ul style="list-style-type: none"> ▪ Solar access and natural cross-ventilation is satisfactory, with single aspect apartments serviced by ventilation ducts. ▪ The proposed buildings incorporate adaptable apartments for people with disabilities. A number of design features have been incorporated into these apartments and other features will be capable of being retrofitted depending on the ultimate user's requirements. ▪ Balconies have been designed to provide useable outdoor spaces and minimise overlooking to protect the privacy of residents.
7. Safety	<i>Good design optimises safety and security within the development and the public domain.</i>	<ul style="list-style-type: none"> ▪ Subject to several recommended conditions, the proposed developments are considered to be of a safe and satisfactory design which promote crime prevention in the existing environment. ▪ The developments clearly articulate the public and private domain. Legible foyer areas, clear sight lines and good lighting provide public and communal areas with good natural surveillance promoting safety for residents and visitors.
8. Housing Diversity & Social Interaction	<i>Good design achieves a mix of apartment sizes, providing housing and facilities to suit the existing and future social mix.</i>	<ul style="list-style-type: none"> ▪ A range of dwellings styles are proposed to accommodate various needs with a diversity in apartment sizes as well as a mix of 1 bedroom (28%),

Principle	Requirement	Comment
		2 bedroom (69%) and 3 bedroom (3%) apartments.
9. Aesthetics	<i>Good design achieves a built form that has suitable proportions and a balanced composition of elements, reflecting the internal layout and structure.</i>	<ul style="list-style-type: none"> ▪ The designs of the proposed buildings provide an appropriate address to the public domain. ▪ The proposed external elevations provide elements of depth and articulation and the proposed external colour schemes will complement surrounding development.