ATTACHMENT 4

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.

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 site is located within a Greenfields context, within the Alex Avenue Precinct of the North West Growth Centre. It is located 710 m from Schofields railway station and local centre. The layout and design of the proposal responds well to the context of the site and is generally compliant with the development standards and controls. The buildings have been architecturally designed and are considered compatible with the social, economic and environmental identity of the Alex Avenue Precinct.
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, including their views and vistas, and provides internal amenity and outlook.	The 5 storey height is consisted with the desired future character of this locality and adjoining approved developments. The buildings propose a variety of materials and finishes, including a mix of glass and concrete balustrades. The buildings are well articulated and incorporate a variety of architectural elements, including feature colours of orange and green to break up the façade. Conditions will also be impased requiring feature elements to incorporate alucobond or similar materials, to increase the variety of materials proposed.

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 171 apartments, which is a suitable density for the site. The approved subdivision has responded to the residential flat building development, providing for a wider road reserve to cater for the increased traffic. The site is within walking distance to public transport and the Schofields local centre.
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 provides for a mix of dwellings, contributing to the housing diversity within the locality. 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, waste management and 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 neighbourhood. Good landscape design enhances the development's environmental	A Landscape Plan has been submitted with the proposal, which incorporates a variety of planting that contributes to the amenity of the development. Deep soil zones have been provided throughout the development, to ensure sufficient planting can be achieved. The landscape design provides for suitable screening to adjoining properties, creates usable spaces for future residents and improves the overall quality of the development.

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. 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. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas	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.

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 Schofields local centre.
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.

ADG Requirement	Proposal	Compliance
Controls		
2F Building Separation 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	Development is 5 stories in height and provides for a 18 m building separation between buildings.	Yes
Siting the Development		
3A Site Analysis Satisfy the site analysis guidelines-App 1.	Site Analysis provided.	Yes
3B Orientation 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 neighbouring buildings.	The adjoining properties currently receive adequate solar access. The proposal will overshadow the adjoining properties to the south partly all day, low density residential properties to the east at 3 pm on the winter solstice only. All adjoining properties achieve the minimum 2 hours sunlight and does not reduce solar access by more than 20%. N/A Adjoining properties do not contain solar collectors	Yes N/A
3C Public Domain Interface Ground level courtyards to have direct	Ground level access provided to some	Yes

ADG Requirement	Proposal	Compliance
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 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 perpendicular to the street frontage. Basement car park suitably designed to be within the building footprint. Substation to be more integrated into design. Service rooms adequately located. Ramping is suitable. Suitable and durable materials are proposed. Car parking is suitable designed to be within building footprint.	
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 tanks. Maximise safety. Public Open Space, where provided, is to be well connected and adjacent to street.	Site area: 9,627 sqm Required 25% = 2,407 sqm Provided: 3,114 sqm (ground floor and rooftop) Minimum dimension of 3m. Direct and accessible access is achieved. Common open space will be embellished with seating, play areas, etc. The COS areas are clear of services. The COS areas demonstrate a safe design. N/A	Yes
3E Deep Soil Zones Minimum area = 7% of site area. Preferred area = 15%.	1958 sqm of deep soil zone provided. Equivalent to 20 % of site area. Suitable dimensions of deep soil zone	Yes

ADG Requirement	Proposal	Compliance
If the site is between 650 to 1500 sqm then minimum dimensions of 3m. If over 1500 sqm then min dimensions of 6m.	are provided.	
3F Visual Privacy Building Separation: refer to **2F** above. 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.	6m provided to building. Balconies encroach as permitted by Blacktown DCP. N/A	Yes
3G Pedestrian Access & Entries 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
3H Vehicle Access Access points are safe and create quality streetscapes.	Car parking and driveway location is suitable.	Yes
3J Bicycle & Car Parking Sites within 800m of a railway station 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 site is location 710 m from Schofields Railway Station. The proposal is for 171 units (4 x studios, 40x1bed, 78x2bed & 49x3bed). 26.4 70.2 68.6 34.2 Total required 199.4 spaces Provided 231 spaces (196 res & 35 vis) in compliance with DCP requirement. 1 loading dock is provided. Visitor and resident bicycle parking is provided.	Yes

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. Maximum number with no sunlight access < 15%. Suitable design features for operable shading to allow adjustment & choice.	128 units (75%) 20 units (12%) 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 < 18m. The area of unobstructed window openings should be equal to at least 5% of the floor area served.	All habitable rooms are ventilated. 63.2% of units are cross ventilated (108/171 units). N/A The window areas are satisfactory.	No
4C Ceiling Heights 2.7m for habitable 2.4m for non-habitable Service bulkheads are not to intrude into habitable spaces.	2.7m provided for habitable rooms.	Yes
4D Apartment Size & Layout 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	42 sqm 55 – 66 sqm 76 - 95 sqm 96 – 116 sqm Where second bathrooms are provided unit size exceed the minimum size by 5sqm. Satisfactory room depths. Open plan layouts are provided. Kitchens are less than 8m to a window. Minimum bedroom sizes and dimensions are achieved. Minimum living/dining room areas are achieved.	Yes

ADG Requirement	Proposal	Compliance
4m - 2br/ 3br Cross-over/cross-through: 4m wide	N/A	
4E Private Open Space & Balconies Studio > 4 sqm 1 bed > 8 sqm & 2m depth 2 bed > 10 sqm & 2m depth 3 bed > 12 sqm & 2.4m depth 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.	Yes Min 15 sqm and 3m – Complies POS is an extension of the living space A/C units are not indicated on the plans, however appropriate conditions imposed.	Yes
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 of resident use should be provided.	Maximum 10 proposed. N/A No – however for this scale of development, the common circulation areas provide an efficient layout which does not compromise amenity. Corridors lengths exceed 12m, however, windows and seating areas provided. Dual aspect apartments are provided. Windows do not open onto COS areas. Achieved. Achieved. Achieved. Common rooms provided on ground floor.	Yes
4G Storage Studio > 4 m^3 1 bed > 6 m^3 2 bed > 8 m^3 3 bed > 10 m^3 Min 50% within the apartment.	Minimum storage areas provided, with a minimum 50% provided in apartment. Storage spaces also provided within basement.	Yes
4H Acoustic Privacy Window & door openings orientated away from noise sources.	Achieved.	Yes

ADG Requirement	Proposal	Compliance
Noise sources from garage doors, driveways, services, COS and circulation areas to be 3m from bedrooms. Separate noisy & quiet spaces. Provide double / acoustic glazing, acoustic seals, materials with low noise penetration.	Achieved. Achieved. Suitable acoustic measures to be 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.	The proposal is for 171 units (4 x studios, 40x1bed, 78x2bed & 49x3bed). 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.	The ground level apartments do not directly link with the street frontage due to these areas being designated for access and loading purposes. However, the ground level apartments achieve an overall high level of amenity and safety, and are satisfactory.	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 façade is architecturally treated to create visual interest and contributes to the desired future character of this area. Plant and equipment catered for on roof and plant room provided for on ground and lower ground floors.	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
4O Landscape Design **Site Area** < 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 9,627 sqm. Deep soil zone of 1,958 sqm (20%) provided. A mixture of shrubs and medium and large trees are proposed which are considered to suitably complement the site and built form. Concept plans indicated 75 medium to large trees.	Yes
4P Planting on Structures 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 setbacks, some of which is above the basement structures. The proposal comprises suitable plant selection which is considered to enhance the quality and amenity of the COS. Feature trees provided within central communal courtyard area should be provided with sufficient soil depth.	Yes
4Q Universal Design 10% adaptable housing. Flexible design solutions to accommodate the changing needs of occupants.	18 adaptable units are provided (10.5%). The layout of the units comprises flexible design solutions.	Yes
4R Adaptive Reuse New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A	N/A
4S Mixed Use 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
4T Awnings & Signage 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 be provided.	N/A	N/A

ADG Requirement	Proposal	Compliance
Performance		
4U Energy Efficiency 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. No details of services, however plant rooms provided within basement and on roof.	Yes
4V Water Management & Conservation Rainwater collection & reuse. Drought tolerant plants. WSUD measures. Detention tanks should be located under paved areas, driveways or in basement car parks.	None proposed, however OSD provided. Suitable plants are proposed. WSUD measures are proposed. Detention tanks located within the western side setbacks, and are suitably placed given the existing site conditions and levels. These are clear of the COS areas. Satisfactory.	Yes
4W Waste Management 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 located within basement. Each dwelling has sufficient storage. Waste chutes are centrally located on each floor.	Yes
4X Building Maintenance 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 ADG.