Appendix No. 5 – SEPP 65 & Apartment Design Guide Assessment

SEPP 65

Principles	***Requirements***	***Comments***
1. Context & Neighbourhood Character	*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.*	The building responds to the desired future character of the precinct and provides for a logical step in the built form to transition to the south where the height and density envisaged is less. The proposal also aligns with the key DCP controls applying to the Penrith Health and Education Precinct and demonstrates a suitable response to the site's context in terms of desired future character.
2. Building Form & Scale	*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*	The development achieves an appropriate bulk, height and scale relative to the desired future character of the locality. The proposal aligns with the setback controls and the distribution of the building volumes across the site provides a suitable contextual response.

Principles	***Requirements***	***Comments***
3. Density	*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*	High density development on the subject site is desirable given its location near transport nodes and service facilities which are identified as key considerations in the height and FSR controls within the Penrith Health and Education Precinct. The proposed density is responsive to the desired and anticipated future character of the locality and the proposal is below the maximum FSR which is a function of achieving appropriate amenity for each unit noting that the ADG key design requirements are achieved which demonstrates a suitable density on the site.
4.Sustainability	*Good design combines positive environmental, social and economic outcomes.*	Energy and water reduction measures for the proposed development have been detailed in the submitted BASIX Certificate. The proposal has satisfactorily incorporated the commitments nominated in the BASIX Certificate for the Development Application stage of the proposal. Further, the proposal achieves required WSUD measures. The design of the development also embodies sustainability measures given the design maximises natural light and ventilation to the apartments.

Principles	***Requirements***	***Comments***
5. Landscape	*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.*	The application has been accompanied by a landscape plan which provides for the high quality embellishment of the site by suitable ground covers, shrubs and trees which, at maturity, will complement the height, scale, design and function of the proposed development. The proposed development provides green spaces that will allow passive recreation and provide a calming environment for residents.
6. Amenity	*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.*	The development provides good amenity for residents both in apartment configurations and in facilities for community living. Enclosed community rooms, roof gardens, easily accessible facilities at grade and landscaped private spaces will provide a variety of positive experiences for residents. Adequate provision has been made for storage areas, common open space and building servicing areas.

Principles	***Requirements***	***Comments***
7. Safety	*Good design optimises safety and security within the development and the public domain.*	Subject to several recommended conditions, the proposed development is considered to be of a safe and satisfactory design which promotes crime prevention in its existing environment. The internal courtyard is the main access route to the dwellings and is overlooked by many of the dwellings giving heightened surveillance. Parking is secure in the basement with direct lift access to buildings. The development optimises the public and private domain. Legible foyers areas, clear sight lines and lighting will provide public and communal areas with good surveillance promoting safety for residents and visitors.
8. Housing Diversity & Social Interaction	*Good design achieves a mix of apartment sizes, providing housing and facilities to suit the existing and future social mix.*	A range of dwelling styles are proposed to accommodate various needs with a diversity in apartment sizes as well as a mix of 1 bedroom, 2 bedroom and 3 bedroom units.

Principles	***Requirements***	***Comments***
9. Aesthetics	*Good design achieves a built form that has suitable proportions and a balanced composition of elements, reflecting the internal layout and structure.*	The design of the proposed development provides an appropriate address to the public domain. The proposed external elevations provide elements of depth and articulation and the proposed colour scheme for the development complement surrounding development. The building design directly responds to its location and use with suitable proportions and a variety of elements, layered to contribute to the streetscape and amenity for residents.

Apartment Design Guide

ADG Element	***Requirement***	***Proposal***	***Compliance***
3A Site Analysis required	Appendix 1 of the ADG	Site analysis provided.	Yes
3B Orientation	Where an adjoining building does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by > 20% 4 hours of solar access should be retained to solar collectors on neighbouring buildings	See discussion in report. Adjoining properties do not contain solar collectors.	See discussion in report. Yes
3C Public Domain Interface	The maximum height of street frontage walls is 1m Substations, pump rooms, garbage storage rooms and other service rooms should be located in the basement carpark or out of view	N/A The waste rooms are incorporated into the building and are out of view. The substation is provided at the front of the site will be visible, but given the scale of the development the impact is limited.	Yes Yes
3D Communal and Public Open Space	Communal open space has a minimum area equal to 25% of the site	1019 sqm (24%) of the site is provided as common open space.	No, the small variation is supported given the quality of the space provided as well as the embellishment of the public domain at the street frontages.

	50% of the principal COS should receive 2 hours of sunlight between 9am and 3pm Minimum dimension of 3m	Yes Minimum dimension of 3m	Yes Yes
3E Deep Soil Zones	A deep soil zone equivalent to 7% of the site area must be provided If the site is between 650m^2 to 1500m^2 then the DSZ must have minimum dimensions of 3m If over 1500m^2 then min dimensions of 6m	581.6 sqm (14%) provided. N/A 221.2 sqm (6%) of the site is DSZ >6 m in width.	No, Given that the proposal complies when taking total DSZ into account as well as the extent of quality landscaping at the street frontages and podium level the variation is deemed acceptable.
3F Visual Privacy *Building Separation* *Up to 4 storeys (up to 12m)* *5-8 Storeys (up to 25m)*	12m between habitable rooms (6m) 18m between habitable rooms (9m)	Levels 1-4 of the proposed development are setback between 5.6 to 6.7 m from this boundary. Level 5 is setback 6.8-9.1 m. Level 6 is setback 15.4 m	No, Given that the average setback is greater than 6 m and units are all orientated away from the affected boundary the variation deemed acceptable. No, Given that all units are orientated either to the street or internally to the development and that privacy screens are proposed to be attached to the eastern facing windows, the variation is deemed acceptable.

3J Carparking	Carparking for sites within 800m of a railway station or light rail stop can provide parking at the rate of: **< 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** <u>Metropolitan Regional (CBD) Centres:</u> 0.4 spaces per 1 bedroom unit 0.7 spaces per 2 bedroom unit 1.20 spaces per 3 bedroom unit 1 space per 7 units (visitor parking) <u>Metropolitan Sub-Regional Centres:</u> 0.6 spaces per 1 bedroom unit 0.9 spaces per 2 bedroom unit 1.40 spaces per 3 bedroom unit 1 space per 5 units (visitor parking)	The proposal complies with the parking under Penrith DCP 2014.	Complies with PDCP 2014.
4A Solar Access	70% of Units to receive 2 Hours Solar Access between 9am and 3pm Mid Winter A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm Mid-Winter	79% 17 units (14.8%) receive no direct sunlight.	Yes Yes

4B Natural Ventilation	60% of Units are cross ventilated in a building up to 9 storeys Overall width of a cross over or cross through apartment is < 18m Unobstructed window openings should be equal to at least 5% of the floor area served	71% <18m Complies	Yes Yes Yes
4C Ceiling Height	2.7m for habitable and 2.4m for non-habitable.	2.7m-3.5m (level 01 adaptable) provided.	Yes
4D Unit Sizes *1 bed* *2 bed* *3 bed* *+ 5m^2 for each unit with more than 1 bathroom.* *Bedroom sizes* *Master* *Other* *Living rooms/dining areas have a minimum width of:* *3.6m* *4m*	 50m^2 70m^2 90m^2 10m^2 9m^2 Studio/1 br 2br/ 3br	 >50m^2 >70m^2 >90m^2 Where second bathrooms are provided for units an additional 5m^2 of floor space is provided. >10 sqm 9m^2 or > 3.6m 4m	 Yes Yes Yes Yes Yes Yes Yes

Cross-over/Cross-through *Habitable Room Depths* *Open Plan Layouts that include a living, dining room and kitchen*	4m wide limited to 2.5m x Ceiling Height 8m to a window	4m (6.75m with 2.7m ceiling heights) 22 units have a depth of 8.2 m for the open plan living areas.	Yes Yes No, however variation is supported given minor extent of variation required (2.5% encroachment) and the fact that the windows remain visible from all parts of the living areas.
4E Private Open Space *Balcony Sizes* *1 bed* *2 bed* *3 bed* *Ground level/ podium facing apartments*	 8m^2 & 2m depth 10m^2 & 2m depth 12m^2 & 2.4m depth 15m^2 & 3m depth	 Complies, aside from street facing units at level 01 which have minimum depth of 1.7 m >15m^2 & 3m	 No, The variation is acceptable given that the units are all provided greater than the minimum in terms of area and that, despite the smaller width, they are still usable space. Yes

4F Common Circulation and Spaces *Common Circulation* *Units per Plate* *Corridors > 12m*	8 -12 units per plate Are articulated	Maximum 12 per core. Articulated and light source provided to all corridors.	Yes and 2 lifts are provided per core. Yes
4G Storage *1 bed* *2 bed* *3 bed* *Min. 50% of required storage is within the apartment*	 $6m^3$ $8m^3$ 10 m^3	 $6m^3$ $8m^3$ 10 m^3	 Yes Yes Yes
4O Landscape Design *Site Area >1500m^2*	1 large tree or 2 medium trees per $80m^2$ of DSZ	21 at ground floor and 9 in planter boxes at podium level is equal to 2 medium trees per 38.7 sqm of DSZ.	Yes