

DA no. : JRPP-16-03310
Proposal: Construction of 6 x 4 storey residential flat buildings comprising 520 units
Location: 99-101 Schofields Road, Rouse Hill

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 development has been designed to meet the objectives of the R3 zone within the Area 20 Precinct Plan under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP). The design responds to the natural topography of the site, the site constraints including its proximity to Schofields Road and the North West Rail Link corridor. The design meets the desired future layout as identified within the precinct planning controls, including the Area 20 Indicative Layout Plan.
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 development has been designed to comply with building setback and building separation requirements to ensure the bulk and scale of the development is appropriate for the site. Each building has been designed differently to create a unique street address. The front elevations have strong vertical and horizontal patterns, which strongly articulate each façade, creating an interesting architectural streetscape. Finishes vary between the buildings, incorporating a variety of render, brick and aluminium finishes. The buildings have been oriented to address the multiple street frontages throughout the site. The front setbacks of the development are highly landscaped, creating a green edge between the buildings and the streets. This ensures that there is not a built form dominance at street level.
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 Growth Centres SEPP dictates the appropriate density on the site, establishing a maximum floor space ratio of 1.75:1 on the site. The development is substantially below the maximum FSR, proposing an FSR of 1.35:1. The density of the development is considered appropriate for the site, given its proximity to the future railway stations at Cudgegong Road and Rouse Hill Town Centre, as well as the existing facilities at Rouse Hill Town Centre, including a bus transit.
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 complies with the Apartment Design Guide's design criteria for natural ventilation and solar access. The design of the development has maximised the number of units with direct sun access, by increasing building separation in some elements of the design. The development is supported with the BASIX Certificate and the buildings will incorporate water efficient fittings and rain water storage. Deep soil zones have been provided throughout the development.
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 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	The development has been supported with a detailed landscape design strategy prepared by A Total Concept Landscape Architects. The design incorporates a variety of concepts, including passive and active spaces, spaces for children and BBQ facilities to ensure a high level of amenity for future residents. The landscaping for the development incorporates deep soil zones within the common open space as well as along the streetscape. The design uses planting to define spaces throughout the development and create an overall high quality design.

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 development has been designed to ensure the amenity of future residents will be of a high standard. Apartments have been design to comply or exceed the minimum floor area requirements established by the ADG. The development meets all the ADG design criteria, including solar access, natural ventilation and building separation requirements. Storage facilities are provided both within the apartments as well as within the basements. The apartment designs ensure usable spaces are provided and encourage natural sunlight and ventilation to kitchens.
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 that are easily maintained and appropriate to the location and purpose.	The application has been supported with the Crime Prevention through Environmental Design analysis. This has been reviewed by NSW Police, who are satisfied and provided conditions of consent. Safety measures proposed by the development include defined entry points to the apartments, overlooking of common open space areas to promote casual surveillance and use of lighting throughout the landscaping design.
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	The proposal incorporates a mix of 1 bedroom, 2 bedroom and 3 bedroom apartments. The development also incorporates 52 adaptable housing units. The common open space has been designed to incorporate active and passive spaces, which encourage social interaction.

flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.	
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.	Each of the apartment buildings within the development have been designed to have individual elements, but have an overall uniformed design. The buildings incorporate a variety of materials and finishes, including prefinished metal cladding elements, face brickwork, concrete walls and cement render. External colours include feature copper and bronze elements, as well as dark and light greys and a variety of brickwork colours.

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		
<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	Development is 4 storeys in height and provides for a 12 m - 17.72 m building separation between buildings.	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 neighbouring buildings.	The adjoining properties currently receive adequate solar access. The proposal will overshadow the adjoining properties, however, a minimum 2 hours sunlight is achieved. N/A Adjoining properties do not contain solar collectors	Yes N/A
<u>3C Public Domain Interface</u> 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	Ground level access provided to some ground level units. Ground level courtyards are at-grade and have acceptable presentation to the street. Balconies and windows provide casual surveillance of the public domain.	Yes

ADG Requirement	Proposal	Compliance
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.	N/A No front fences proposed. Entry is legible. Raised areas are suitably landscaped. Mailboxes are perpendicular to the street frontage. The basement is located below the building footprint and incorporated into the building design. Substation to be more integrated into design. Service rooms adequately located. Ramping is suitable. Suitable and durable materials are proposed. Conditions will be imposed for graffiti proof coating on finishes and for a graffiti management plan. Car parking is suitably designed to be within building footprint.	
3D Communal & Public Open Space Common 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: 25,729 sqm Required 25% = 6,432 sqm Provided 7,127 sqm (28%) Solar access report submitted confirms compliance with ADG requirements. Direct and accessible access is achieved. Common open space embellished with seating, play areas, etc. The COS is clear of services. The COS demonstrates a safe design.	Yes
3E Deep Soil Zones 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.	2,798 sqm of deep soil zone provided. Equivalent to 11 % of site area. Suitable dimensions of deep soil zone are provided.	Yes
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	Adequate building separation provided.	Yes

ADG Requirement	Proposal	Compliance
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.	N/A	
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 within 800m from the future Rouse Hill Railway Station. 134 x 1 bed, 350 x 2 bed and 36 x 3 bed Required: 538 spaces (resident) and 104 spaces (visitor) Proposed: 676 spaces, being 132 visitor spaces (include 28 visitor from loss of on-street car parking) and 544 residential spaces plus 1 carwash bay 1 loading dock is provided, which is also used for waste collection. 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.	412/520 (75%). 9% of apartments are south facing, with limited winter sub. 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%.	All habitable rooms are ventilated. 66% of units are cross ventilated (344/520 units).	Yes

ADG Requirement	Proposal	Compliance
Depth of cross over apartments < 18m. The area of unobstructed window openings should be equal to at least 5% of the floor area served.	N/A The window areas are satisfactory.	
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, with 3 m floor to floor heights.	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 4m - 2br/ 3br Cross-over/cross-through: 4m wide	N/A Where second bathrooms are provided unit size exceed the minimum size by 5sqm. Satisfactory room depths provided. Open plan layouts are provided. Majority of kitchens are less than 8m to a window. Bedrooms meet minimum dimension requirements as indicated on the plans. Minimum living/dining room areas are achieved. N/A	Yes
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 in satisfactory location and conditioned accordingly.	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	Yes – max. 6 units to a core. N/A	Yes

ADG Requirement	Proposal	Compliance
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.	Yes Corridors lengths exceed 12m, however, windows and fixed seating areas provided. Dual aspect apartments are provided. Windows do not open onto COS areas. Achieved. Achieved. Achieved. Common rooms provided on ground floor.	
4G Storage Studio > 4 m³ 1 bed > 6 m³ 2 bed > 8 m³ 3 bed > 10 m³ 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. 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. Achieved. Suitable acoustic measures to be installed and appropriate conditions to be imposed.	Yes
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		

ADG Requirement	Proposal	Compliance
4K Apartment Mix Provide a variety of apartment types. Flexible apartment mix.	The proposal is for 520 units being 134 x 1 bed, 350 x 2 bed and 36 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.	Direct street frontage to ground floor apartments provided.	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
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.	2,798 sqm of deep soil zone provided. Equivalent to 11 % of site area. Deep soil zones to have minimum dimensions A mixture of shrubs and medium and large trees are proposed which are considered to suitably complement the site and built form.	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.	Yes
4Q Universal Design 10% adaptable housing. Flexible design solutions to accommodate the changing needs of occupants.	52 adaptable units are provided (10%). 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

ADG Requirement	Proposal	Compliance
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
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.	Site is part of Rouse Hill recycle water area. 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