

Attachment 3 - Design Quality Principles Assessment

Clause 28(2)(b) of SEPP 65 states that the consent authority is to take into consideration the design quality of the development when evaluated in accordance with the design quality principles. The below table provides a response to the 9 Design Quality Principles stipulated in Schedule 1 of SEPP 65:

Principle	Response
Principle 1: Context and 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. It also includes social, economic, health and environmental conditions.	The site is part of Stage 3 Rosemeadow Renewal Area. The site has been specifically earmarked for a seniors living development due to the close proximity to Rosemeadow Market Place and public bus services. The Stage 3 renewal subdivision will result in a higher density yield of residential allotments in comparison to the existing surrounding residential area.
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 application seeks to deliver a key development strategically located to service the needs of the community in a well-designed development.
Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.	The development improves the Copperfield Streetscape which currently consists of commercial development in the form of McDonalds and Rosemeadow Fire Station.
Principle 2: Built form and scale	
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.	Buildings A, B and C directly face Road No. 2. The development as viewed from the public domain is well articulated and the bulk and massing is broken up with gaps in the built form.
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.	Buildings D, E and F benefit from a very large setback to Copperfield Drive across the drainage easement reducing the apparent scale from the public domain, and the buildings are stepped in plan view to further break down massing.
	The third storey element of building A and B are partially setback to reduce scale.
	Buildings C and F are two storeys to provide an appropriate height adjacent to future detached dwellings to the north.
Principle 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.	The development meets the design criteria for solar access, with 80% of dwellings receiving a minimum of 2 hours direct sunlight, and natural ventilation, with 96% of dwellings naturally ventilated.
Appropriate densities are consistent with the area's existing or projected population.	Sufficient solar access is also received to the communal open space area which includes a

Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.	<p>number of seated areas for residential interaction opportunities.</p> <p>The immediate Rosemeadow area is undergoing re-development. The subject site is within Stage 3 of the Rosemeadow Renewal Area undertaken by Land and Housing Corporation. The locality will result in a higher density yield of residential allotments in comparison to the existing surrounding residential area.</p> <p>The subject site is also in close proximity to Rosemeadow Market Place which includes a number of services required by future residents.</p>
Principle 4: Sustainability	
<p>Good design combines positive environmental, social and economic outcomes.</p> <p>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.</p> <p>Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	<p>96% of dwellings are naturally ventilated, 80% of dwellings receive 2 hours of direct sunlight to internal and open space areas and no dwelling receives zero sunlight. These factors contribute to the sustainability of the development, and improve the amenity of the future residents.</p> <p>When the deep soil landscaping is established, canopy cover will assist with reducing temperatures in summer.</p>
Principle 5: Landscape	
<p>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.</p> <p>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.</p> <p>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.</p>	<p>The site includes a significant area of deep soil landscaping which positively contributes to the streetscape appearance of the development and improves the amenity of the residents and the residents outlook from their dwellings.</p> <p>Deep soil planting, and species selection, along the southern and northern boundaries of the site will improve any perceived privacy impacts.</p> <p>The landscaped design of the communal area is well-considered. The communal area promotes resident interactions, with seating near landscaped areas which improves the experience of the communal space.</p>
Principle 6: Amenity	
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.	The internal amenity of the proposed dwellings is considered to be satisfactory. The development meets the design criteria for solar access, with 80% of dwellings receiving a minimum of 2 hours

<p>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.</p>	<p>direct sunlight, and natural ventilation, with 96% of dwelling naturally ventilated.</p> <p>Room dimensions and shapes generally flow and are well-designed.</p> <p>The majority of upper level dwellings include two balconies, a primary balcony designed for private open space purposes and a secondary balcony for future air conditioning units and clothes lines/drying areas. Providing the secondary balcony allows the primary balcony to be exclusively used for outdoor seating etc. and is not impacted by uses that would impact upon that space.</p>
Principle 7: Safety	
<p>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.</p> <p>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.</p>	<p>Fencing is provided to the northern, eastern and southern property boundaries.</p> <p>The buildings A, B, C, D, E and F are designed so dwellings face both east and west to promote passive surveillance of the street frontage, the drainage reserve and the communal open space areas.</p> <p>Gates are provided for the pedestrian paths that do not go directly to the entrance of the buildings. A security fence is also provided at the pedestrian connection over the drainage reserve.</p>
Principle 8: Housing diversity and social interaction	
<p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>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.</p>	<p>NSW Land and Housing Corporation has specifically selected two bedroom dwellings for the proposed development in accordance with their research and market demand.</p> <p>The development is specifically design for seniors or people with a disability. The existing and future mix will be for the same purpose. The communal area is considered to promote resident interactions.</p>
Principle 9: Aesthetics	
<p>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.</p> <p>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.</p>	<p>The development presents as a well-articulated architecturally designed buildings.</p> <p>The development is the first within the Stage 3 redevelopment. Accordingly, there is not an existing immediate context. However Stage 3 subdivision includes smaller residential allotments, which will contribute to an overall higher density area. However, the visual appearance of the development is considered to be well-designed setting a high quality standard for future development to be consistent with.</p>