**APPENDIX 5 - State Environmental Planning Policy 65 & ADG Assessment**

Detailed assessment undertaken of the proposed residential shop top housing development in relation to the nine (9) Design Quality Principles and Apartment Design Guidelines are provided below. Nine (9) Design Quality Principles

*1. Context and Neighbourhood Character*

* The Central Precinct Centre East is located within the Central Precinct of Jordan Springs. The subject site is located at southern side of east west link road of Jordan Springs and will be serviced by public transport; bus routes will be easily accessed right in front of the site.
* The Central Precinct Centre is intended to use by residents of Central Precinct and people working at the Employment area to be constructed to the east of the site and to service the residential community of Jordan Springs and Penrith
* The proposed development will facilitate a major supermarket, specialty retail outlets, food retails, a gym (health services), retail/commercial uses, outdoor open areas. The proposed design of the development has provided an interface between this commercial center to the future residential subdivision to the north and east of the development, and to serve as a focal point of the Central Precinct Centre.
* The buildings are designed in a contemporary architecture that is of high standard that is suited for the site. The development also includes two storey townhouses housing and apartment buildings which has been designed to a compatible the bulk and scale that provides a transition from low rise residential development located on the east of this Precinct Centre with a design that is a focal point of the development with a good presentation to both streets and the intersection. The site is located in close proximity a regional park and open space and to local bus stop located to the northern part of the site which will take people to the train services.
* The proposed development is considered to present well to the area and presents anticipated future character of the locality.

*2. Built Form and Scale*

* Proposed building design elements include a mixture of balconies, other facade relief elements/decorative screen, curved articulated walls and windows which fit into an appropriate proportional dimension for the building. These elements reinforce and complement the desired and anticipated streetscape character for a mixed-use retail precinct.
* The design of the buildings is such that bulk and scale of the development is reasonable within the site with varying building height from 2 storey townhouses to a maximum storey of 6 storey apartments as allowed by the Precinct guidelines.
* The proposed bulk and height of the building is responsive to the desired and anticipated future character of the locality, as anticipated by the Concept Precinct Plan under DCS. The proposed built form is therefore appropriate for the site and its purpose

*3. Density*

* There is no prescribed FSR limit applicable to the site. The proposal delivers a total of
* The applicable target dwelling density of 15 hectares is to be considered in the broader context of all relevant opportunities and initiatives to replace car travel with public transport, walking and cycling. The proposal 150 dwellings across 1.106ha which is greater than the minimum density of 15dwgs/HA and forecast of 145 dwellings for this site. It is noted that the site is within the Village Centre which has capacity to accommodate increased densities given walkability to public transport, open space, and local services and is therefore, considered to be of minor variation and is satisfactory
* The Precinct Centre is accessible by Bus taking people to Train station which is located within 5 km.
* The proposed design of the building and its density is responsive to the site attributes and reflects the anticipated future character of the locality.

*4. Sustainability*

* The building has been designed to provide good natural day lighting and solar access into the primary living spaces to majority of the apartments, external living areas and roof garden.
* The design facilitates 119 units meeting or exceeding the SEPP 65 solar access requirements (i.e. 79% of the units) and provides 65% naturally cross ventilated apartments.
* The building aims to reduce water and will include tanks for the detention of stormwater and a stormwater treatment tank for water quality management. The residential areas have been designed to the provisions of BASIX. Energy and water reduction measures for the proposed development have been detailed in the submitted BASIX Certificate.
* The proposed the development has been examined by Council's Waterways Officer and found to to be able to comply with Council’s Water Sensitive Urban Design (WSUD) Policy.

*5. Landscape*

* The site is vacant and without any vegetation.
* The proposed mixed-use shop top housing will incorporate balconies with a minimum of 2m wide balconies for each apartment and a communal terrace area on level 1 and on the roof for use of apartment residents.
* The landscape scheme draws upon the site context of the future regional park and open space located to the west and south of the site and provides row of trees along four street frontages.
* Whilst it does not meet the landscaped area required under the DCP 2014, the proposal provides sufficient landscaping area at level 1 podium and the future regional open space and regional park located in close proximity to the site is available to be used by the residents and occupant of the development and hence it is considered that variation to the landscaped area is reasonable and has been supported by UDRP.

*6. Amenity*

The Proposal provides:

* appropriate room dimensions and shapes in the proposed apartments to the desired room functions;
* adequate 79% solar access (119 units) and 65% natural cross-ventilation (98 units) has been provided for the apartments;
* adequate separation and screening between apartments and balconies for visual and acoustic privacy;
* sixteen (16) adaptable apartments and 15 livable units allocated for people with disabilities;
* a 2.7m minimum high ceilings to all habitable areas; and
* adequate provision has been made for storage areas for apartments.

The proposal is therefore considered to provide good amenity.

*7. Safety*

* A clear entry point to the building via lobbies and covered access path forecourt off the four corners of commercial Centre is provided.
* Passive surveillance is available from residential apartment's balconies, townhouse courtyards and windows towards all Streets and to communal areas.
* There will be appropriate lighting to all exterior areas, both public and communal.
* The building will utilise a security system at all entry points, and within the lifts.
* A separate residential car park separated from the retail and commercial carpark via a secured roller shutter door will be accessed by secure remote control.
* Secure basement car parking provided with keyed and remote-control access.
* Clear circulation paths in the basement provided to allow safe pedestrian movement, in particular when waiting at the lift and access to individual parking space. Subject to several conditions, the proposed development provides a safe and satisfactory design which promotes crime prevention in its existing environment.

*8. Housing Diversity and Social Interaction*

* The development provides a mix of single, 2-bedroom, 3 bedroom including adaptable units hence providing a housing diversity for public.
* The site is near public transport, amenities for easy access of the facilities by the residents living in Central Precinct and surrounding area.
* It provides facilities including supermarket, medical center, specialty retail, Child Care, pharmacy as well as a gym.
* The proposed development provides for outdoor common open space areas with outdoor furniture provide social interaction and will contributes to the future social fabric of the neighbourhood by promoting vibrant living opportunities in a quality environment.

*9. Aesthetics*

* The buildings have been designed in a contemporary architecture that is suitable for new release areas.
* The design of the building responds to all street frontages and provides an appropriate address to the public domain.
* The proposed external elevations provide elements of depth and articulation and features a restrained palette of rendered walls with vertical sore lines / grooves, composite panel cladding, vertical batten screening and textured rendered walls.
* The proposed colour scheme for the building complements surrounding development by using material such as bricks and rendered finishes with the use of timber in areas which reflects a good combination of light tone colours.
* Ground floor commercial and apartment building has been designed well to both streets and address to the intersection and provides a focal point at the intersections of all streets.

In view of the above, the buildings in the development are considered to be of good aesthetics that present well to both streets and compatible with the existing developments in the area. The development is therefore considered to be consistent with nine design principles of the SEPP.

**A detailed assessment against the SEPP 65 Design Quality Principles and the relevant provisions of the Apartment Design Guide (ADG) are provided in the table below.**

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| **Part 3** | **Required** | **Discussion** | **Complies** |
| 3A-1 | Each element in the Site Analysis Checklist should be assessed. | A Site Analysis plan was submitted within the SEPP 65 Report and identifies applicable elements as required within the Checklist. | Yes |
| 3B-1 | Buildings to address street frontages. | Each elevation adequately addresses the street frontages. Direct access via lobby is provided to each apartment.  The common entry and foyer areas are of an appropriate design and location. | Yes |
| 3B-2 | Living areas, Private Open Space (POS) and Communal Open Space (COS) to receive compliant levels of solar access. | Achieves adequate 79% solar access. | Yes |
|  | Solar access to living spaces and POS of neighbours to be considered. | Additional overshadowing attributed to the development will predominantly fall toward the western and southern side of the site which are mainly the streets and open space area.    The plans indicate that while the proposal does have some impact on the provision of solar access to the communal open spaces, however over 50% sunlight is maintained for more than 2 hours on the winter solstice. | Yes |
|  | If the proposal will significantly reduce the solar access of neighbours, building separation should be increased. | Acceptable levels of solar access are achieved between the primary daylight hours at the winter solstice. An increase in building separation is not required. | Yes |
| 3C-1 | Courtyard apartments should have direct street access. | All ground floor townhouses and apartments are provided with private access to the street. | Yes |
|  | Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings. | Ground floor townhouses and units have finished floor levels relative to the street and are provided with landscaped areas and fencing to protect unit privacy and allow for opportunities for passive surveillance. | Yes |
|  | Upper level balconies and windows to overlook the street. | All apartments are provided with an outlook over the surrounding streets or internal common open space area. | Yes |
|  | Length of solid walls should be limited along street frontages. | Walls are curves and adequately articulated. No large expanses of blank wall are proposed. | Yes |
|  | Opportunity for concealment to be minimised. | Entryways are wide, straight and located to reduce opportunity for crime and concealment. | Yes |
| 3C-2 | Ramping for accessibility should be minimised. | Ramping is proposed relative to the street.  Lifts are available from basement to all upper levels. | Yes |
| 3D-1 | Communal Open Space (COS) to have minimum area of 25% of site. | Site specific controls within the Jordan Springs East Village Stage 2 DCP prescribes a minimum communal open space of 10% of the site area.  The proposal provides 1350sqm at L1 main COS area, 150sqm near the gym, 200sqm to Block A- total 1700sqm. This equates to 17% that substantially exceeds the site-specific control but varies the ADG of 25% or 2500sqm as COS.  While this falls short of the minimum requirement, the high quality of open spaces and amenity provided to future occupants is considered to offset the minor variation to the guideline.    It is also noted that a number of units are provided with generous private open space areas while the subject site is located in the vicinity of outdoor public recreation areas which is also considered to offset the minor non-compliance and supported by UDRP. | Minor variation but a regional park and open space is adjoining the site for public use and as such is considered acceptable in this instance |
| 3D-4 | Boundaries should be clearly defined between public open space and private areas. | The private open space areas of the development are clearly defined by the use of landscaping, walls, fencing and paving elements. | Yes |
| 3E-1 | Deep soil is to be provided at a rate of 7% of site area with a min. dimension of 6m | 2.3% of the site is provided as deep soil which does not comply with the ADG minimum requirement of 7%.  Considering that the subject site is located in the vicinity of outdoor public recreation areas which is also considered to offset the minor non-compliance and supported by UDRP. | In view of regional park being next door, Partial non-compliance but considered acceptable in this instance |
| 3F-1 | Minimum required separation distances from the building to side and rear boundaries is to be achieved as follows:  1-4 Storeys – 6m habitable to habitable and 3m for non-habitable  5-8 storeys – 9m habitable to habitable and 4.5m for non-habitable  9+ storeys - 12m habitable to habitable and 6m for non-habitable | The development complies with the guideline separation distances as provided by the ADG.  Sufficient separation is provided to all elevations as the proposal is surrounded by roads on each elevation.  The separation between balconies of Building A the gym varies from 7m to 9.5m to the balcony on the first floor, but all upper floors of al buildings provides 12m to 14m and complies with the ADG separation distance required. | Yes. minor  non-compliance but considered acceptable in this instance. |
| 3G-1 | Building entries to be clearly identifiable. | Lobby entryways from all streets and passage way are reasonably designed with high quality materials and finishes. Mail boxes are located within lobbies which are accessible and paved to the street front. | Yes |
| 3G-2 | Building access ways and lift lobbies to be clearly visible from the public domain and communal spaces. | The main pedestrian entryways have been widened and are visible from the surrounding streets and communal open spaces. | Yes |
|  | Steps and ramps to be integrated into the overall building and landscape design. | Steps and ramps are integrated into the design. | Yes |
| 3H-1 | Carpark access should be integrated with the building’s overall façade. | The vehicle access to the site is located between buildings B & C to provide a break the built form and a ramp.  The car park entry to the basement is located at the central part of the site and is setback from the building façade. Landscaping is provided around the vehicle entryway. | Yes |
|  | Clear sight lines to be provided for drivers and pedestrians. | Adequate sight lines are provided for drivers and pedestrians at the street frontage. | Yes |
|  | Garbage collection, loading and servicing areas are screened. | The separate commercial waste collection area entry is located along the northern elevation of building B access from east west connection road.  Residential waste collection access is from the common driveway to the basement.  Amended plan has been required to demonstrated that the garbage trucks are able to access the wasted storage area and leave the bay in a forward direction without impacting upon the columns and vehicles parked near the waste collection bay. | Yes  Condition recommended |
| 3J-1 | The site is located within 800m of a railway station and as such car parking rates are set by the RMS Guide to Traffic Generating Developments document. | Refer discussion under Penrith DCP 2014. | n/a |
| 3J-2 | Secure undercover bicycle parking should be provided for motorbikes and scooters. | Secure 40 spaces of bicycle and motorcycle parking is proposed within the basement level for the residents, and 22 spaces for the commercial component. | Yes |
| 3J-3 | A clearly defined and visible lobby area or waiting area should be provided to lifts and stairs. | Lobby areas are clearly defined and appropriately located | Yes |
|  | Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas, and car wash bays can be accessed without crossing car parking spaces | The ground floor and basement car parking areas are provided with bicycle parking and amenities that are accessed from common areas and do not rely on access through parking spaces. Service rooms are co-located with access stairs and lifts. | Yes |
| 3J-6 | Positive street address and active frontages to be provided at ground floor. | Design along streets provide positive street address.  Wide and direct pedestrian access pathways are provided to the communal entries and lift lobby areas via the surrounding streets and internal common open space areas. | Yes |
| 4A-1 | Living rooms and private open spaces of at least 70% of apartments to receive 2 hours direct sunlight between 9am and 3pm mid-winter.  A maximum of 15% of apartments to receive no direct sunlight between 9am and 3pm mid-winter. | 79% of dwellings (119 units which also includes townhouses) achieve the required 2 hours of solar access at mid-winter and compliant levels of solar access.  Plans have indicated that <15% of units receive no direct sunlight between 9am and 3pm Mid-Winter | Yes |
| 4A-3 | Sun shading devices are to be utilised. | Balconies are proposed to be covered by the levels over. Submitted elevations include sun shading devices and louvers. | Yes |
| 4B-3 | 60% of apartments are to be naturally ventilated and overall depth of cross-through apartments 18m maximum glass-to-glass line. | Submitted documentation and a review of the provided plans confirms that 65% of (98 units) apartments receive natural cross flow ventilation. | Yes |
| 4C-1 | Finished floor to finished ceiling levels are to be 2.7m for habitable rooms, 2.4m for non-habitable rooms, 3.3m for ground and first floor of mixed-use areas. | The proposal is for a minimum of 2.7m measured from finished floor to ceiling heights in the residential levels.  The ground level is provided with a 4.8m ceiling height which represents compliance with the ADG requirement for 3.3m ceiling heights on the lower levels. | Yes        Yes |
| 4D-1 | Apartments are to have the following min. internal floor areas:  1 bed – 50m2  2 bed – 70m2  3 bed – 90m2  Additional bathroom areas increase minimum area by 5m2. | All proposed apartment sizes comply with the ADG requirements. | Yes |
| 4D-2 | In open plan layouts the maximum habitable room depth is 8m from a window. | All units comply with this requirement. | Yes |
| 4D-3 | Master bedrooms to be 10m2 and other rooms 9m2  Bedrooms to have a minimum dimension of 3m. | All units comply with this requirement.  All units comply. | Yes  Yes |
|  | Living rooms to have minimum width of 3.6m for a 1-bedroom unit and 4m for 2 & 3 bedrooms. | All units comply. | Yes |
| 4E-1 | All units to have the following primary balcony areas:  1 bed – 8m2 (2m deep)  2 bed – 10m2 (2m deep)  3 bed – 12m2 (2.4m deep)  Ground level units 15m2 and minimum depth of 3m | All units meet the minimum area required and provide a usable balcony space for future occupants.  Ground floor Units comply with this requirement. | Yes  Yes |
| 4E-3 | Downpipes and balcony drainage are integrated with the overall facade and building design. | A condition of consent is recommended in this regard. | Yes. Condition recommended. |
|  | Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design. | A condition of consent is recommended in this regard. | Yes. Condition recommended. |
| 4F-1 | Daylight and natural ventilation to be provided to all common circulation spaces. | Natural light is provided to the central lobby and lift core circulation spaces. | Yes |
| 4G-1 | in addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided:  1 bed – 4m3  2 bed – 6m3  3 bed – 10m3  With 50% of the above to be provided within the units. | Adequate storage is provided within each unit in addition to storage cages located with the basement carpark.  1 bed: >6m3  2 bed: >8m3  3 bed: >10m3 | Yes |
| 4H | Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses  Windows and door openings are generally orientated away from noise source | Adequate building separation is provided within the development.  Appropriate landscaping has been provided within balconies where there are some non-compliances to minimise noise and visual privacy. | Yes  Minor variation supported |
| 4K-1 | Flexible apartment configurations are provided to support diverse household types. | The development proposes a range of unit sizes, configurations and number of bedrooms to accommodate change over time and cater for different households. Unit mix is proposed as follows:  16 one-bedroom units;  101 two-bedroom units;  33 three-bedroom units.  (14 are adaptable units) | Yes |
| 4L-1 | Direct street access should be provided to ground floor apartments. | Complies. | Yes |
| 4M-1 | Building facades to be well resolved with an appropriate scale and proportion to the streetscape and human scale. | The proposal was subject to two reviews by Council’s Urban Design Review Panel during the assessment process. The design was supported.  The proposed facades are well articulated with a mixture of some vertical and strong horizontal features including windows, projecting walls and balconies and framed elements.  The proposal provides rendered walls, grooves, textures render and compressed fiber cement cladding; deep balconies and the use of various architectural elements such as dynamic curved recesses and sharp angles to give the buildings a distinct form | Yes |
| 4O-1 | Landscape design to be sustainable and enhance environmental performance. | The submitted landscape plan indicates trees along all four street frontages with high planter boxes, shrubs and ground covers within the ground floor car park area and podium common open space area. Furthermore, landscaping within the child care open play area and balconies will present good amenity and are appropriate for the site.  Conditions of consent are recommended with regard to landscape maintenance and the requirement for the green wall planting details to undergo a peer review to ensure selected species, soil depths and irrigation requirements are met to ensure the green façade is sustainable. | Yes.  Conditioned |
| 4Q-2 | Adaptable housing is to be provided in accordance with the relevant Council Policy. | Development provides a total of 15 livable units and 16 adaptable units with 20% of the total apartment achieving silver level universal design features. This may be appropriately conditioned in any development consent granted.    18 accessible carparking spaces are provided. | Yes |
| 4U-1 | Adequate natural light is provided to habitable rooms. | All habitable rooms are provided with appropriate levels of natural light. Apartment depths and open floor plan arrangements allow light into kitchens, dining and living areas. | Yes |
| 4V-2 | Water sensitive urban design systems to be designed by suitably qualified professional. | The WSUD measures proposed have also been considered and found to be able to comply with Council's Policy subject to submission of clarification on the Music model. | Yes |
| 4W-1 | A Waste Management Plan is to be provided.    Circulation design allows bins to be easily manoeuvred between storage and collection points. | A Waste Management Plan has been submitted.  The commercial waste collection area located at ground level of building B and adjacent the supermarket and west of the main vehicle entry/exit from Road 1.  The residential waste storage area is located at basement and collection by small garbage truck used by Council.  The design is considered to be adequate and has the ability to accommodate the number of bins required to service the site, however, garbage loading area provided for the garbage truck to collect and turn and leave the site in a forward direction satisfactorily. This has been required to be demonstrated as a condition of consent | Yes  Yes  Conditions of consent have been recommended. |