

Appendix 17

**Assessment Western Precinct Plan & Western Precinct
Development Control Strategy
prepared by
Keylan Consulting Pty Ltd**



Review of Built Form Controls

The following table summarises relevant built form provisions of the Western Precinct Plan (WPP) and the Western Precinct Development Control Strategy (DCS) that apply to the proposed seniors housing development on Lot 3991 Jordan Springs Boulevard, Jordan Springs.

The proposal generally complies with the aims, objectives and key provisions of the WPP and the Western Precinct DCS.

These controls provide guidance for the design, assessment and determination of the proposed development.

Non-compliance with these development controls may be justified in the relevant Statement/s of Environmental Effects.

Relevant Provision	Comment
Western Precinct Plan	
Part 4 Framework Plan and Environmental Management Strategies	
4.1 Framework Plan (Figure 1)	<ul style="list-style-type: none"> The site is within the Village Centre Character Area and Bushland Edge (Lot 3991).
4.2 Urban Structure and Major Land Uses (Figure 2) <ul style="list-style-type: none"> <i>The principle land uses within the Western Precinct will be residential, with retail, commercial use, community and education uses planned in the village centre.</i> <i>There will be around 2,450 dwellings in total in the Western Precinct, with an approximate resident population of 6,400.</i> <i>The majority of dwellings (80-90%) will be detached dwellings</i> <i>Refer to Dwelling Yield Plan (Figure 2)</i> 	<ul style="list-style-type: none"> The proposed development/ facilitates the provision of 182 residential dwellings which exceeds the Village C dwelling yield. The site is identified as part of Village C, which has an approximate overall dwelling yield of 660 dwellings (Figure 2). The proposed development has an estimated dwelling yield of 182 dwellings (villas and apartments). The dwelling yield may change based on the finalisation of the concept plan for the seniors apartments. It is also noted that a separate DA will be lodged for an adjoining aged care facility on the corner of Jordan Springs Boulevard and Lakeside Parade that will provide over approximately 100 beds. This higher density can be justified as it is consistent with the SREP 30 cl 30(6) target of minimum 15 dwellings/ha, proximity to the Jordan Springs Town Centre.
4.3 Future Character Areas (Figure 3) Village Centre Character Area <ul style="list-style-type: none"> <i>The focus of the village centre will be a main street containing a mix of retail,</i> 	<ul style="list-style-type: none"> The site is located within the Village Centre Character Area and the Bushland Edge Character Areas. The Village Centre Character Area currently contains a mixed built form character, ranging from 1-2 storey detached dwellings to 4-6 storey mixed use buildings (Figure

Relevant Provision	Comment
<p><i>commercial, community and education facilities serving the local population. The ground floor may accommodate shops, offices, markets, restaurants, cafes and community uses to create a lively pedestrian oriented urban environment, with upper level residential and office uses housed in 2 to 4 storey (up to 6 storeys for apartments) buildings oriented to the street.</i></p> <ul style="list-style-type: none"> <i>Residential opportunities within the village centre will be varied with apartments, attached houses, warehouse housing, shop top housing and some semi-detached and detached housing proposed to serve a broad spectrum of the community. The design of the village centre will encourage a high degree of social interaction and activity in the public domain.</i> <p>Relevant Design Principles:</p> <ul style="list-style-type: none"> <i>Mixed-use development is to be a key element of the village centre and should focus on the main street, and transition to residential uses at the edge of the Village Centre Character Area.</i> 	<p>5).</p> <ul style="list-style-type: none"> The proposal is consistent with the character statement and existing built form character in terms of providing mixed residential opportunities at the edge of the Village Centre Character Area. Note that building heights are described as generally being 2 – 4 storeys, with up to 6 storeys for <i>apartments oriented to the street.</i> However, note (h) in Table 3 below states that a 6 storey height limit may be considered on agreed key landmark sites identified in consultation with PCC in the Village Centre Character Area based on individual merits of the DA. It is considered that that the proposed 6 storey ILUs are located on a key landmark site given their proximity to the western waterbody and have been relocated to the south in response to issues raised by the UDRP. This reflects the existing Village Centre built form character, with taller buildings concentrated around Lakeside Parade and the eastern lake. It also takes advantage of the amenity of the western lake, providing opportunities for an activated edge and views across the lake. The provision of the seniors apartments will provide activation and surveillance across the lake.
<p>4.5 Dwelling Density</p> <p>Dwelling density is to be considered in conjunction with factors such as:</p> <ul style="list-style-type: none"> <i>The appropriate location of land uses within the precinct, such as retail, community and open space, that maximises accessibility through walking, cycling and proximity to public transport routes.</i> <i>Developer contributions, through both State and local level agreements, towards public transport initiatives and improvements.</i> <p>Based on the description of dwelling density in Clause 30(6) of SREP 30, it is to be applied on the basis of:</p> <ul style="list-style-type: none"> <i>the overall St Marys development, ie, dwelling density is measured across all areas zoned Urban under SREP 30 rather than individual precincts;</i> 	<ul style="list-style-type: none"> See response to Section 4.2 Urban Structure and Major Land Uses and Section 4.4 Subdivision Layout Principles.

Relevant Provision	Comment
<ul style="list-style-type: none"> the net density achieved, ie, measured according to net developable area² rather than gross developable area; and the density being clearly expressed as a target, rather than a fixed requirement. <p>Each subdivision DA shall indicate the total number of dwellings proposed in the subject subdivision, the cumulative dwelling yield of all proposed and approved subdivisions, and the proposed dwelling density for the subject subdivision.</p>	
<p>Bushfire Measures</p> <p>A variable APZ for residential development is required (Figure 4).</p>	<ul style="list-style-type: none"> Peterson Bushfire has undertaken a bushfire assessment and concludes that the proposal demonstrates that future development will have compliant asset protection zones to woodland hazard to the south and west located in the Wianamatta Regional Park. The proposal can accommodate a compliant access design with alternate emergency egress and perimeter access.
Development Control Strategy	
<p>5.4 Character Areas</p> <p>Planning and Design Principles for the Urban Character Areas (Table 2).</p>	<ul style="list-style-type: none"> The site falls within the boundaries of the Village Centre character area and Bushland area. The proposed development generally complies with the planning and design principles as outlined in Table 2 below. The predominant land use of the development is residential with a range of dwelling types, in accordance with the typical built form typology of the character areas. The proposed dwellings will be 5-10 mins walking distance (and within 400m walking distance) of a bus stop along Jordan Springs Boulevard. The proposed 6 storey apartments apply to a key landmark site adjacent to the western waterbody. DA will address compliance with principles for the Urban Area/Neighbourhood Village Centre and Bushland Edge character area. See response to Section 4.3 Future Character Areas
<p>5B Built Form Housing</p> <p>Resident Dwelling Controls (Table 3).</p>	<ul style="list-style-type: none"> Table 3 sets out built form controls (lot size, frontages, setbacks, heights and parking requirements) for all housing types. The proposal facilitates the provision of 51 seniors villas. These villas will be attached integrated housing in accordance with Table 3 below. The independent living units within the

Relevant Provision	Comment
	future residential flat buildings will be subject to a further DA. This will be prepared in accordance with the residential development controls identified in the DCS.

Table 1: Review of relevant built form provisions

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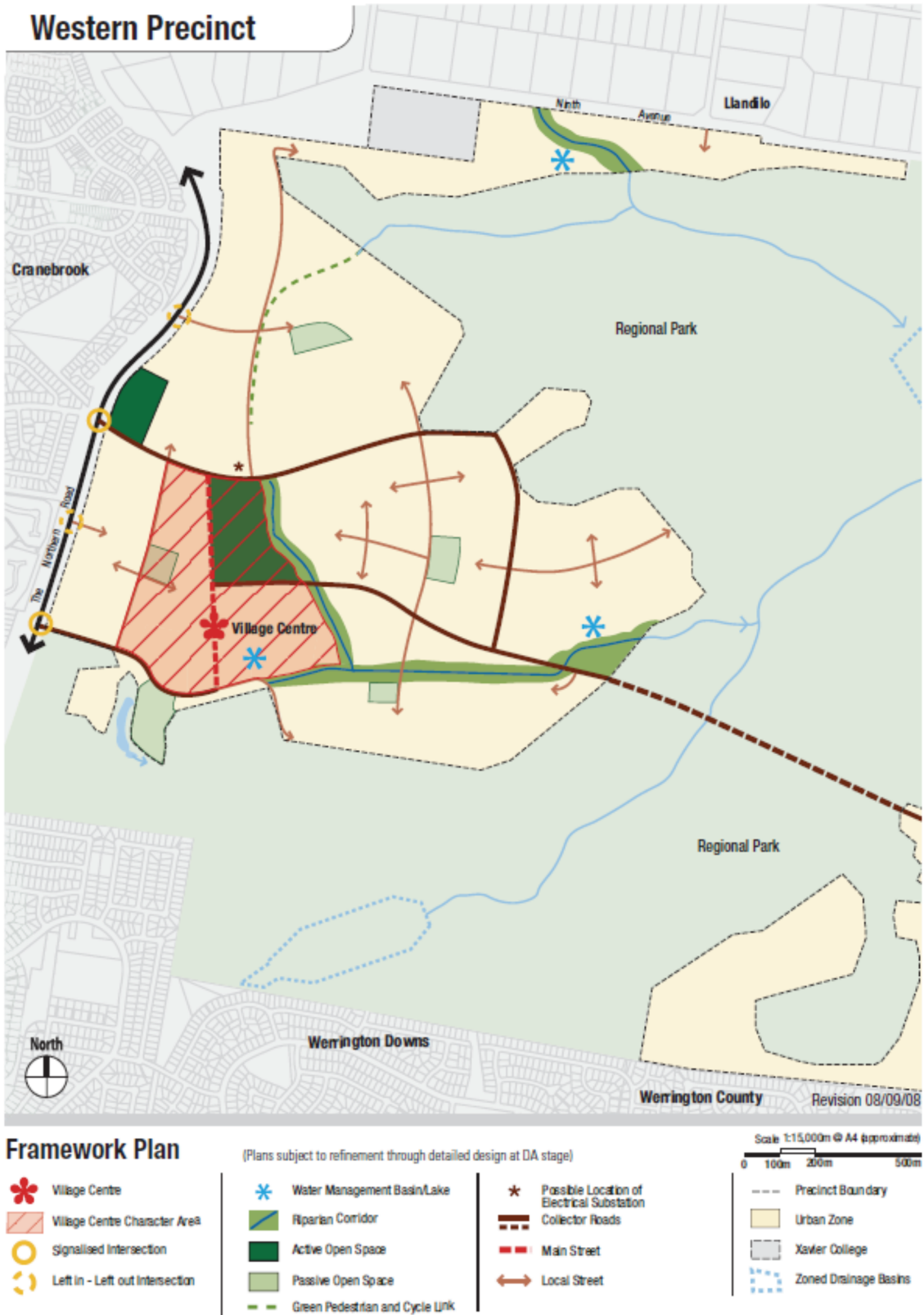


Figure 1: Western Precinct Framework Plan (Source: Western Precinct Plan)



Figure 2: Western Precinct Dwelling Yield Plan (Source: Western Precinct Plan)



Character Areas & Typical Dwelling Types

(Plans subject to refinement through detailed design at DA stage)

Scale 1:15,000 @ A4 (approximate)
0 100m 200m 500m







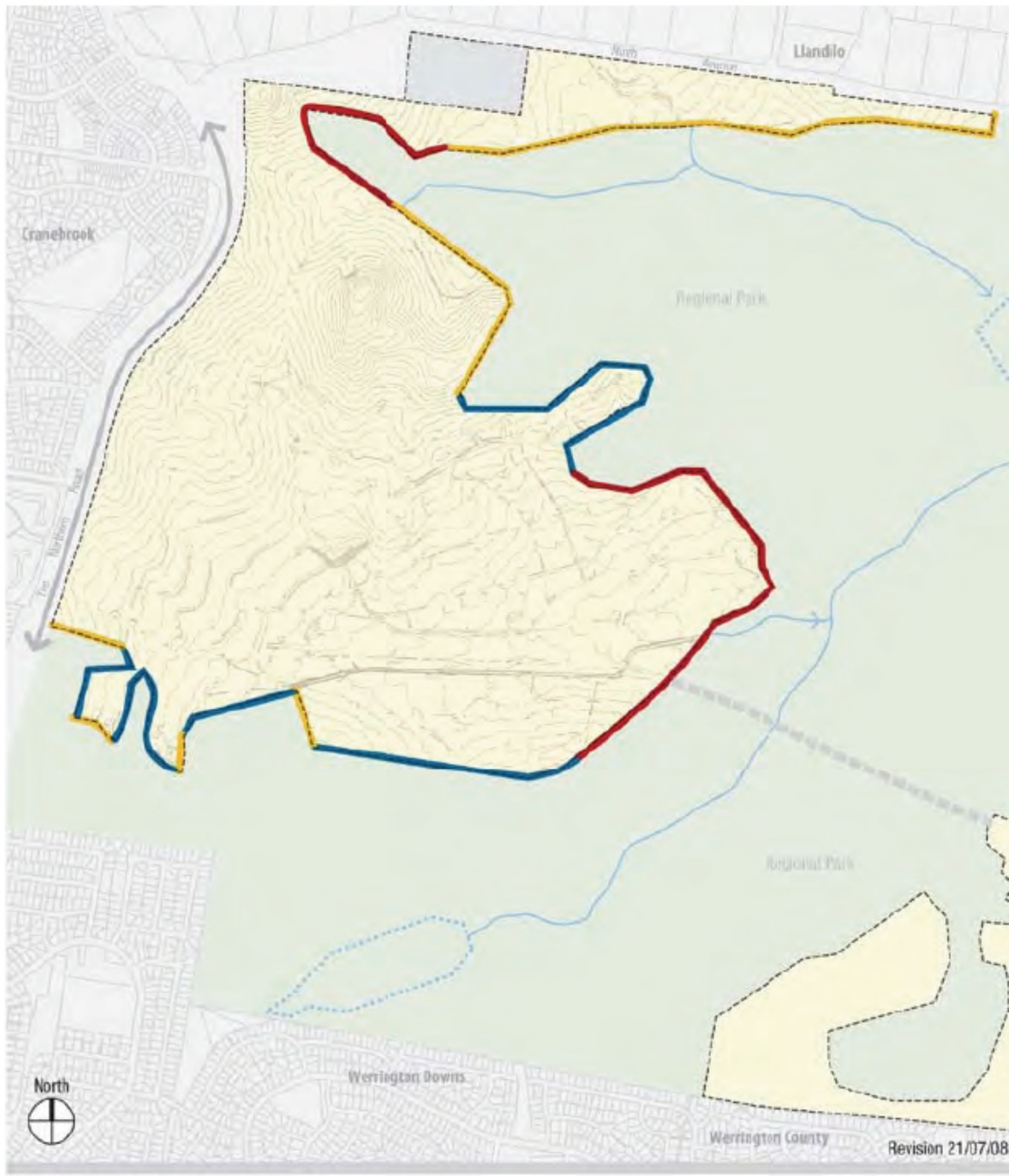
-  Urban Area / Neighbourhood Character
-  Village Centre
-  Ninth Avenue Interface
-  Bushland Edge
-  Parkland Node
-  The Northern Road Interface

Figure 3: Western Precinct Character Areas & Typical Dwelling Types (Source: Western Precinct Plan)



Asset Protection Zone (APZ)

(Plans subject to refinement through detailed design at DA stage)

Scale 1:15,000m @ A4 (approximate)

0 100m 200m 500m






- 10m APZ
- 15m APZ
- 25m APZ

Figure 4: Asset Protection Zone (Source: Western Precinct Plan)



Figure 5: Village C Built Form (Base map: SIX Maps)

Legend

-  Detached dwellings (1-2 storeys)
-  Attached dwellings (2 storeys)
-  Approved, not yet constructed (Storeys annotated)
-  Residential flat buildings/ground floor commercial/retail (4-6 storeys)
-  Retail / commercial (1-2 storeys)

	Urban Area/ Neighbourhood	Village Centre	Parkland Node	The Northern Road Interface	Ninth Avenue Interface	Bushland Edge
Character	Residential scale and character.	Urban scale, higher density and diverse built form resulting from pattern of use.	Residential character with increased density surrounding parkland node.	Residential character with appropriate arterial road interface e.g. landscape treatment and setbacks subject to noise assessment at DA stage.	Residential character with lot size and setbacks to provide and appropriate urban transition to the adjoining rural residential character.	Residential character with layout and setting that responds to bushland setting and interface.
Predominant Land Uses	Residential.	Mixed use with residential, commercial, retail, community and education use.	Residential.	Residential.	Residential.	Residential.
Typical Built Form Typology and Design)	Range of attached to detached dwellings. Dwellings to be designed to address the street and enhance passive surveillance.	Range of attached and detached dwellings, shop-top, warehouse and urban sleeve dwellings, apartments, retail and commercial shops, education and community buildings. Building frontages to address public space and promote passive surveillance and active streets.	Range of attached and detached residential dwellings, but increased density adjacent to neighbourhood parks. Dwellings to be designed to address the street and enhance passive surveillance and views across parkland.	Range of attached and detached residential dwellings. Dwellings to be designed with consideration to Northern Road Interface potentially including relevant acoustic attenuation.	Generally detached residential dwellings 1,600sqm+. Dwellings to be designed to be oriented towards Ninth Avenue.	Generally detached residential dwellings. Dwellings to be designed to address the street and activate parkland edges enhancing passive surveillance and views across parkland. Design will be required to accommodate APZ requirements.
Typical Building Heights	1-2 storeys.	2-4 storeys.	1-2 storeys.	1- 2 storeys.	1-2 storeys.	1-2 storeys.
Open Space	Local/neighbourhood parks generally within 5min walk.	District Park part of and adjacent to the village centre, Regional Parkland terminates the main street axis, other local parks generally within 5min walk.	Neighbourhood park.	Local/neighbourhood parks generally within 5min walk.	Local/neighbourhood parks generally within 10min walk, Regional Parkland setting within 5min walk.	Regional Parkland setting within 5min walk, Local/neighbourhood parks generally within 5min walk.
Public Transport	Generally within 5-10min walking distance of a bus stop.	Generally within 5min walking distance of a bus stop.	Generally within 5-10min walking distance of a bus stop.	Generally within 5min walking distance of a bus stop.	Generally within 10min walking distance of a bus stop.	Generally within 5-10min walking distance of a bus stop.

Table 2: Planning and Design Principles for the Urban Character Areas (Table 3 of Western Precinct DCS) (Source: Western Precinct Plan)

Allotment Type	Integrated Housing (g+)			Detached				Warehouse	Urban-Sleeve	Live Work	Shop-Top	Apartments
	Attached	Semi-detached	Detached	270-500sqm	501-999sqm	1,000sqm+ (e)	1,600sqm+ (e)	150-300sqm	80-120sqm	180+	120m+	N/A
Allotment Size (m2)	125-300sqm	125-350 (each lot)	150-269sqm	270-500sqm	501-999sqm	1,000sqm+ (e)	1,600sqm+ (e)	150-300sqm	80-120sqm	180+	120m+	N/A
Typical Frontage (m)	5-10m	5-20m	7-15m	9-20m	16-25m	20m+	40m+	10-15m	5-10m	5-15m	6m min.	1 bed 55sqm, 2 bed 80sqm, 3 bed 100sqm
Typical Depth (m)	25-30m	15-30m	14-25m	25-30m	25-40m	30m+	40m+	15-20m	8-16m	20-30m	20m+	
Setbacks												
Primary	Building Frontage	3	3	3	4.5	4.5	6	9	0	0	0	2
	Garage Frontage	5.5	5.5	5.5	5.5	5.5	7	10	0.5	0.5	0.5	2.5
	Articulation Setback	2	2	2	3.5	3.5	5	8	N/A	N/A	N/A	1
Secondary	Building Frontage	1.5	1.5	1.5	1.5	1.5	3	5	0	0	0	2
	Garage Frontage	2.5	2.5	2.5	2.5	2.5	4	5.5	0.5	0.5	0.5	2.5
	Articulation Zone	1	1	1	1	1	2	4	N/A	N/A	N/A	1
Side	Internal	0	zero/0.9	zero/0.9	zero/0.9	0.9	0.9	4m min (total combined min. 10m both sides)	0	0	0	0.9
Rear	Building	3	3	3	3	3	6	6	0	0	N/A	0.9
	Garage (Rear Loaded)	0.9	0.9	0.9	0.9	0.9	1.5	1.5	0	0	0.5	0.5
Zero Lot Line	max. m	N/A	N/A	13m	13m	0	0	0	N/A	N/A	N/A	N/A
Open Space												
	Private (k)	15%	15%	15%	20% (l)	20%	35%	35%	15%	15%	10%	10sqm balcony
	Min. width	3m	3m	3m	3m	3m	3m	3m	3m	3m	2.5m	2.5m
Height												
Max. Height	Storeys	2 (3)	2	2	2	2	2	2	2	4	2 (3)	4 (h)
Parking (spaces)												
	Overall	1 to 2	1 to 2	1 to 2	1 to 2	2	2	2			2	
	1 Bed								1	1		1 / dwelling
	2 Bed								1	1		1.5 / dwelling
	3 Bed								2	2		2 / dwelling
	Visitor											1 space / 5 dwellings
Typical Character Areas (e)												
	Urban Area/Neighbourhood				✓	✓	✓				X	X
	Village Centre Zone (j)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Parkland Node	✓	✓	✓	✓	✓	✓	✓				
	The Northern Road Interface				✓	✓	✓					
	Ninth Avenue Interface				✓	✓	✓					
	Bushland Edge				✓	✓	✓					
Indicative % of Overall Dwelling Mix		3-4%	1-2%	6-8%	60-70%	20-25%	1-2%	Refer to Integrated Housing - Attached			1%	1%

General Notes:

- a) All housing types except apartment, urban sleeve and shop-top buildings: max. 2 storeys (plus attic) unless otherwise stated.
- b) Non-residential developments including mixed-use developments with a construction cost of \$1 million or more are to demonstrate a commitment to achieving no less than 4 stars under Green Star and 4.5 stars under the Australian Building Greenhouse Rating system.
- c) All dwellings including those dwellings in a mixed-use building and serviced apartments intended or are capable of being strata titled, are to demonstrate compliance with the State Environmental Planning Policy – Building Sustainability Index (BASIX).
- d) Table to be read in conjunction with building envelope plans and built form typology plans - Refer Appendix D in Precinct Plan report.

Notes:

- e) Lots 1600sqm+ generally suitable for Ninth Avenue Interface Character Area.
- f) "Typical Character Areas" refer to character areas in which each dwelling type would generally occur. This provision does not override the permissible development provisions in the Urban zone, as per cl. 40 of SREP 30.
- g) Integrated Housing means dwellings and lots subject to a single DA.
- h) 6 storey height limit may be considered on agreed key landmark sites identified in consultation with POC in the Village Centre Character Area based on individual merits of the DA.
- i) Integrated Development may be considered in other character areas (excluding Ninth Avenue Interface Character Area) subject to the criteria identified in Section 5.5 of the Precinct Plan report.
- j) No building setback required for retail/commercial buildings in the Village Centre Character Area
- k) Private Open Space % can be made up of several individual open spaces so long as the minimum dimension is achieved. This may include open space in the front setback where appropriate screening or privacy and a connection to internal living spaces can be achieved.
- l) Private Open Space may be 15% for single storey dwellings on detached lots 270-500sqm with a depth of 30m or less.

Table 3: Relevant Dwelling Controls (Table 4 of DCS) (Source: Western Precinct DCS)