

Appendix 5

**Assessment against Western Precinct Plan and Western
Precinct Development Control Strategy
prepared by
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Appendix 5 – Jordan Springs Residential Subdivision Preliminary 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 residential subdivision on Lot 3990 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 Urban zone (Lot 3990).
4.2 Urban Structure and Major Land Uses (Figure 2) <ul style="list-style-type: none"> The principle land uses within the Western Precinct will be residential, with retail, commercial use, community and education uses planned in the village centre. There will be around 2,450 dwellings in total in the Western Precinct, with an approximate resident population of 6,400. The majority of dwellings (80-90%) will be detached dwellings Refer to Dwelling Yield Plan (Figure 2) 	<ul style="list-style-type: none"> The site is identified as Village C1, which has a dwelling yield of 20 dwellings (Figure 2). The proposed development/ facilitates the provision of 31 residential lots which exceeds the Village C1 dwelling yield. However, this higher density can be justified in terms of factors including consistency with the SREP 30 cl 30(6) target of minimum 15 dwellings/ha, proximity to the Jordan Springs Town Centre and Village Centre, the proposed detached dwelling character, and the accommodation of APZ requirements and a perimeter road, as requested by Council.
4.3 Future Character Areas (Figure 3) Bushland Edge <i>Residential detached housing of 1-2 storeys will characterise the built form in this zone.</i> Relevant Design Principles: <ul style="list-style-type: none"> Dwellings will be required to meet any asset protection zone requirements and setbacks for built form. Dwellings will be designed to address the street and activate parkland edges 	<ul style="list-style-type: none"> The site is located within the Bushland Edge Character Area. The proposal facilitates the provision of detached dwellings lots consistent with the desired built form character of 1-2 storey detached housing. The proposal meets the APZ requirements. The subdivision layout provides more regular shaped lots and a perimeter road to the Regional Park edge which provides activation and surveillance across the park.

Relevant Provision	Comment
<p><i>enhancing passive surveillance and views across parkland.</i></p>	
<p>4.4 Subdivision Layout Principles</p> <ul style="list-style-type: none"> • <i>permeable modified grid street system promoting connectivity and ease of movement for pedestrians, bicycles and vehicles;</i> • <i>a clear and simple hike and bike network for recreation and to provide links throughout the neighbourhoods</i> • <i>a safe environment by promoting crime prevention through urban design</i> • <i>a legible street hierarchy</i> • <i>provide views of and links to the Regional Park</i> • <i>ease of movement and walkability including short block lengths</i> • <i>promote connections and permeability between neighbourhoods and to the village centre</i> • <i>provide an appropriate interface between neighbourhoods and the Regional Park and activate parkland edges and building frontages to promote passive surveillance and safer communities</i> • <i>housing diversity and mix within neighbourhoods</i> <p>Landscape design principles:</p> <ul style="list-style-type: none"> • <i>Strengthen the visual recognition of the street hierarchy through landscape treatments</i> • <i>Provide appropriate and equitable distribution of neighbourhood open space</i> • <i>Reinforce neighbourhood identity through the placement of highly visible parks, and the creation of strong pedestrian links between key neighbourhood elements</i> • <i>Provide green links between riparian corridors and regional parkland;</i> • <i>Provide space for street trees and landscape treatment while accommodating paths and trails</i> • <i>Ensure landscape character dominates the street and trees define the space providing shade and amenity.</i> 	<ul style="list-style-type: none"> • Current design of proposed development generally meets relevant principles as it: <ul style="list-style-type: none"> ○ Includes a legible street hierarchy which is designed to calm traffic and reinforce the character area ○ Promotes walking through footpaths and pedestrian connections ○ Provides lots for detached dwellings, in accordance with the character area ○ Provides views to the Regional Park and the lake to the east ○ Provides access to landscaped/open space areas located within the Western Precinct through the creation of strong pedestrian links between the site and the Regional Park and village centre. ○ A landscape plan has been prepared which will consist of native street tree and mass planting.
<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,</i> 	<ul style="list-style-type: none"> • See response to Section 4.2 Urban Structure and Major Land Uses.

Relevant Provision	Comment
<p><i>community and open space, that maximises accessibility through walking, cycling and proximity to public transport routes.</i></p> <ul style="list-style-type: none"> • <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> • <i>the net density achieved, ie, measured according to net developable area² rather than gross developable area; and</i> • <i>the density being clearly expressed as a target, rather than a fixed requirement.</i> <p><i>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.</i></p>	
<p>Bushfire Measures</p> <p>A variable APZ for residential development is required (Figure 4).</p>	<ul style="list-style-type: none"> • Bushfire measures have been addressed in the SEE. • Peterson Bushfire has prepared a bushfire assessment which confirms that the site will have compliant asset protection zones to the adjoining woodland in the form of a perimeter road and building setbacks. • The bushfire assessment has made a number of recommendations to ensure the site complies with the relevant bushfire controls.
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 is within the Bushland Edge character area. • The proposed development generally complies with the planning and design principles as outlined in Table 2 below. • The proposed land use of detached residential dwellings is in accordance with the typical built form typology of the character area. • The perimeter road enhances passive surveillance and views across the parkland. • The proposal has been designed to accommodate APZ requirements. The

Relevant Provision	Comment
	<p>perimeter forms a buffer around the site to protect the bushfire prone land.</p> <ul style="list-style-type: none"> • The development in the Bushland Edge character area complies with the typical building heights of 1-2 storeys. • The proposed dwellings will generally be within a 5-10 min walking distance of a bus stop along Jordan Springs Boulevard.
<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 31 detached dwellings. Residential development will be subject to a separate DA which will be prepared in accordance with the residential development controls identified in the DCS.

Table 1: Review of relevant built form provisions

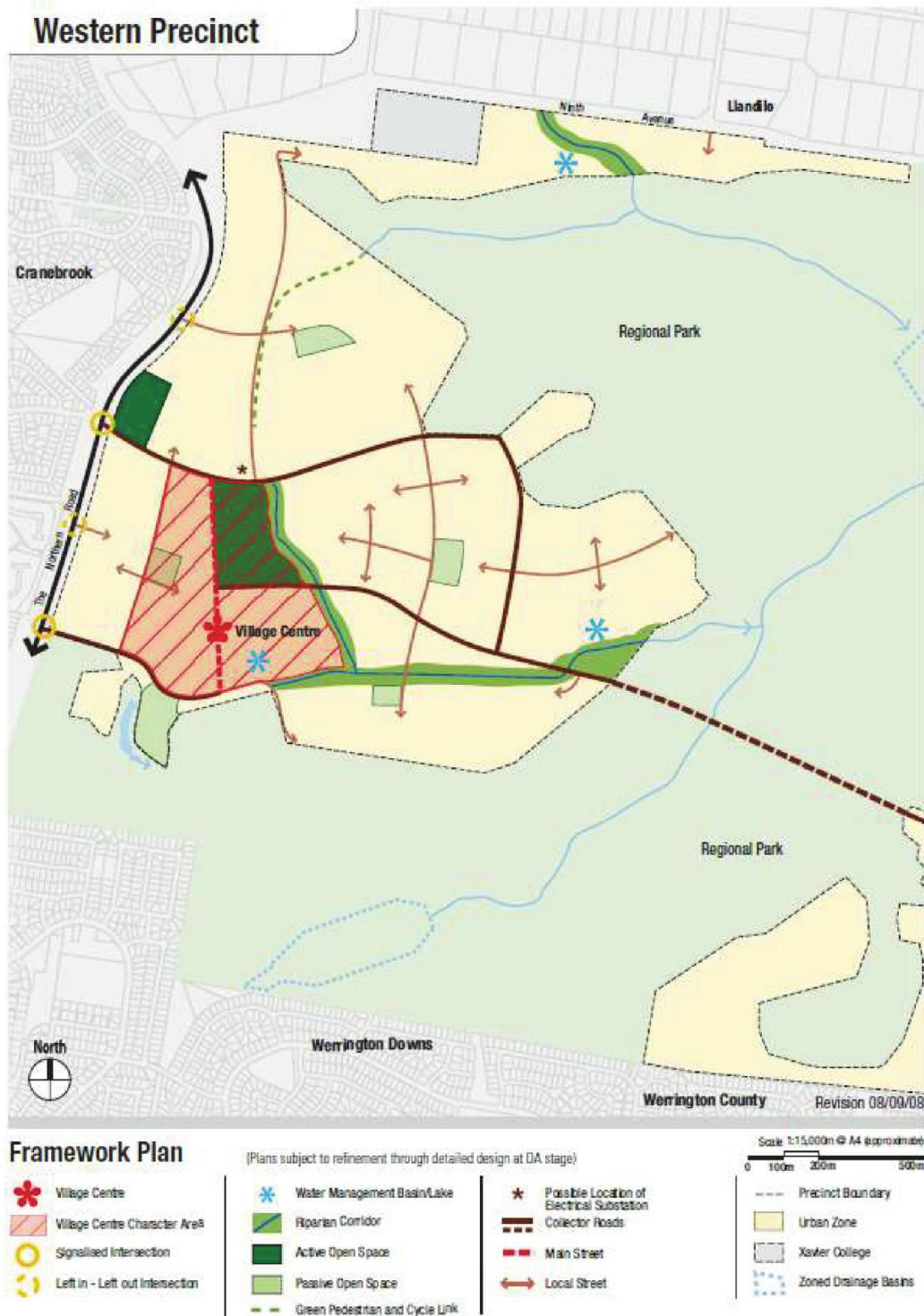


Figure 1: Western Precinct Framework Plan (Source: Western Precinct Plan)



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







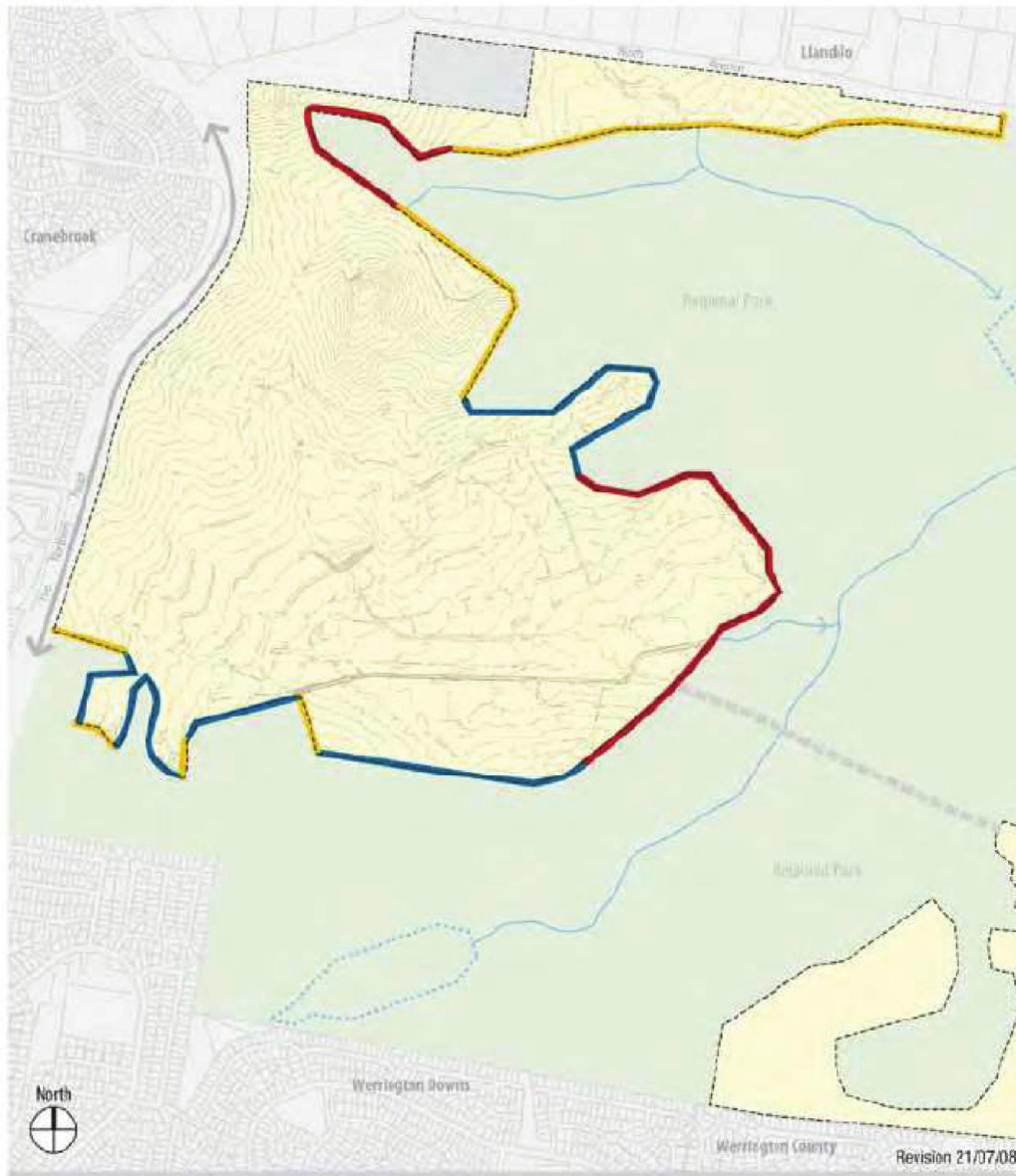
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|--|---|
|  Urban Area / Neighbourhood Character |  Parkland Node |
|  Village Centre |  The Northern Road Interface |
|  Ninth Avenue Interface | |
|  Bushland Edge | |

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)

	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) (sSource: Western Precinct Plan)

Allotment Type	Integrated Housing (g+i)							Warehouse	Urban-Sleeve	Live Work	Shop-Top	Apartments
	Attached	Semi-detached	Detached	Detached								
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.	
Typical Depth (m)	25-30m	15-30m	14-25m	25-30m	25-40m	30m+	40m+	15-20m	8-16m	20-30m	20m+	1 bed 55sqm, 2 bed 80sqm, 3 bed 100sqm
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	0	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%	10%
	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
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%

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 SRP 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 PCC 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)