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Objective	Design Guidance / Criteria	Comment	Compliance
PART 3: Siting the Development			
3A Site Analysis			
Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		A site analysis has been prepared that illustrates the existing local context and urban pattern. In addition and urban contextual study has been prepared to assess the impacts of the proposal o the desired future character. In particular the impacts of the proposal upon future neighbouring development	Y
3B Orientation			
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	• Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.	Both the podium and tower are aligned to the primary street address and the rear lane resulting in a built form that	Y
	• Where the street frontage is to the east or west, rear buildings should be orientated to the north.		Y
	• Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.		Y
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter	• Living areas, private open space and communal open space should receive solar access.	The proposed development does not cast shadows to any neighbouring residential properties.	Y
	• Solar access to living rooms, balconies and private open spaces of neighbours should be considered.	The proposed development does not diminish any solar access to the neighbouring residential uses.	Y
	• Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.	Complies	Y
3C Public Domain Interface			
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	• Direct access to ground floor dwellings with changes in level to allow for privacy.	N/A	
	• Upper level balconies and windows should overlook the public domain.	Upper level balconies on the west façade provide good passive surveillance over the surrounding public domain	Y
	• Front fences and walls along street frontages should use visually permeable materials and treatments.	N/A	Y
	• Length of solid walls should be limited along street frontages.	Complies. Solid walls along promary facades are minimized	Y
	• Opportunities should be provided for casual interaction between residents and the public domain.	Complies. Lower levels balconies afford a direct visual connection to the adjacent public domain	Y
	• In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.	Coplies. The residential lobby has been recessed to differentiate it from the restaurant/pub and gaming entries along Flushcombe Rd	Y
	• Opportunities for people to be concealed should be minimised.	Complies	Y
Objective 3C-2 Amenity of the public domain is retained and enhanced	• Planting softens the edges of any raised terraces.	Complies, refer to landscape plan	Y
	• Mailboxes should be located in lobbies.	Complies	Y
	• The visual prominence of underground car park vents should be minimised.	Complies	Y
	• Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	Complies. Most plans is located in basement levels out of public view. The main waste collection areas are located at the rear lane street level however are designed to integrate into the building fabric by utilizing hi	Y
	• Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.	Complies	Y
	• Durable, graffiti resistant and easily cleanable materials should be used.	Complies	Y
	• On sloping sites protrusion of car parking above ground level should be minimised.	Complies. Basement parking is not visible from the street	Y
3D Communal and Public Open Space			
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	**Design Criteria**		
	• Communal open space has a minimum area equal to 25% of the site.	A rooftop communal space of 769m2 is provided which equates to 48% of the site area	Y
	• Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	The required solar access is achieved as it is located on the roof with no obstructions from solar access	Y
	Design Guidance		
	• Communal open space should be consolidated into a well-designed, easily identified and usable area.	Complies. Communal open space has been located on the rooftop which is a well defined and easily identifiable and useable	Y
	• Communal open space should have a minimum dimension of 3m.	Complies	Y
	• Communal open space should be co-located with deep soil areas.	Landscaping proposed to rooftop communal areas	Y
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The communal rooftop open space has been designed to allow for a variety of uses ranging from small gatherings, quiet reading, sit down meals, informal gatherings and landscape garden appreciation. The rooftop location allows for panoramic views towards both sydney and Parramatta cbd's to the east and the blue mountains to the west, the	Y

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Objective	Design Guidance / Criteria	Comment	Compliance
Objective 3D-3 Communal open space is designed to maximise safety		The rooftop communal open space has been designed to be enjoyed in a safe manner. Security cameras, non slip surfaces and compliant railings and balustrades all contribute to a safe environment	Y
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		N/A	Y
3E Deep Soil Zones			
Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to have minimum width of 6m and minimum of 7% of site area. On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: 15% of the site as deep soil on sites greater than 1,500m2	The subject site is in a dense urban zone with basement parking occupying 100% of the site. Planting on structure is proposed on the rooftop communal area and is detailed on the landscape architects plans	N/A
3F Visual Privacy			
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and balconies to the side and rear boundaries are as follows:	Primary residential windows face towards the street or rear lane resulting in no visual privacy clash with any future adjoining properties. Where small windws have been provided on side walls to provide natural ventilation they are located above eye level or with obscured glass to maintain visual privacy	Y
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	• Up to 12m/4 storeys: 6m		
	• Up to 25m/5-8 storeys: 9m		
	• Over 25m (9+storeys): 12m		
	Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG).	Only 1 building is proposed on this site	N/A
Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Complies	Y
3G Pedestrian Access and Entries			
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies. Pedestrian access is provided at multiple locations on the primary street frontage to address the mixed use nature of the development.	Y
Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies.	Y
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations			N/A
3H Vehicle Access			
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between		Complies. Refer to traffic report	Y
3J Bicycle and Car Parking			
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		A traffic report has been prepared to address parking issues in detail	Y
Objective 3J-2 Parking and facilities are provided for other modes of transport		motor cycle and bicycle parking can be accomodated	Y
Objective 3J-3 Car park design and access is safe and secure		Parkng has been designed to ensure safety and security	Y
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		The underground parking is not visible from the street	Y
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		There is no on-grade parking provided on site	Y
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		There is no above ground parking provided	
Part 4 – Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.	72.7% of apartments receive a minimum of 2 hours direct sunlight to living areas and private open spaces	Y
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	9.3% of apartments receive no direct sunlight between 9am and 3pm in mid-winter	Y
Objective 4A-2 Daylight access is maximised where sunlight is limited.		Units that do not receive 2 hours of direct sunlight in mid-winter are dual oriented with access to both east and west facades where daylight access is maximized	Y
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.		Complies.	Y
4B Natural Ventilation			
Objective 4B-1 All habitable rooms are naturally ventilated		Complies.	Y
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Complies.	Y
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	77 apartments occur within the first 9 storeys of the building, of which 56 are cross ventilated. Which results in a percentage of 72%	Y
	Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	The overall level of cross ventilation is 73% including all storeys above level 9	N/A
4C Ceiling Heights			
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Complies	Y
	• Habitable: 2.7m		
	• Non habitable: 2.4m		
	• Ground/First Floors: 3.3m		
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies.	Y
4D Apartment Size and Layout			
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Apartments are required to have the following minimum internal areas:		
	• Studio: 35sqm	N/A	N/A
	• 1 bed: 50sqm	Complies.	Y
	• 2 bed: 70sqm	Complies.	Y
	• 3 bed: 90sqm	Complies.	Y
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.	Complies.	Y
	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.	N/A	N/A
Objective 4D-2 Environmental performance of the apartment is maximised	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies	Y

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	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies. In open plan arrangements, 8m depth is measured from the nearest window	Y
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	Complies	Y
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Complies.	Y
	Living rooms or combined living/dining rooms have a minimum width of:		
	• 3.6m for studio and 1 bedroom apartments	Complies.	Y
	• 4m for 2 and 3 bedroom apartments	Complies.	Y
4E Private Open Space and Balconies			
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have primary balconies as follows:		
	Minimum area:		
	• Studio: 4sqm	N/A	N/A
	• 1 bed: 8sqm	Complies.	Y
	• 2 bed: 10sqm	Complies.	Y
	• 3 bed: 12sqm	Complies.	Y
	Minimum depth:		
	• Studio: -	N/A	N/A
	• 1 bed: 2m	Complies.	Y
	• 2 bed: 2m	Complies.	Y
	• 3 bed: 2.4m	Complies.	Y
	The minimum balcony depth to be counted as contributing to the balcony area is 1m	Complies.	Y
	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15sqm and a minimum depth of 3m.	Complies.	Y
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.		Complies.	Y
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		Complies. The balconies are well integrated into the building façade and contribute to the overall aesthetic appearance	Y
Objective 4E-4 Private open space and balcony design maximises safety.		Complies.	Y
4F Common Circulation and Spaces			
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	Design Criteria. The maximum number of apartments off a circulation core on a single level is eight. Design Guidance:Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity	The client design brief calls for a higher than normal ratio of 1 bed and 1 bed + study apartments resulting in the need to have more units per floor than the 8 recommended by the ADG. Levels 2-14 have 11 units per floor and level 15 has 7 units per floor. Care has been taken to ensure that all common lift lobbies on all residential floors benefit from a high level of amenity in the form of direct natural light and ventilation and a generous seating area that affords access to views and provides opportunities for social interaction that can enhance the sense of community within the building	Y
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	4 lifts are provided for a total of 150 apartments. The maximum number of apartments sharing 1 lift is 37.5	Y
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		sitting areas on each residential lobby promote social interaction	Y
4G Storage			
Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		
	• Studio: 4m3		N/A
	• 1 bed: 6m3	Complies. Refer to storage schedule	Y
	• 2 bed: 8m3	Complies . Refer to storage schedule	Y
	• 3 bed: 10m3	Complies. Refer to storage schedule	Y
	At least 50% of the required storage is to be located within the apartment.	Complies.	Y
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		Complies.	Y
4H Acoustic Privacy			
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		Complies. Refer to acoustic report	Y
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.		Complies. Refer to acoustic report	Y
4J Noise and Pollution			
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through		Complies. Refer to acoustic report	Y
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		Complies. Refer to acoustic report	Y
4K Apartment Mix			
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.		The overall development comprises of a mix of 1b, 1b+study, 2 bed and 3 bed apartments types ensuring a good mix of dwelling types that cater for varying household types, now and into the future	Y
Objective 4K-2 The apartment mix is distributed to suitable locations within the building		The typical floor plate has a good mix of 1b, 1b+study and 2 bed units ensuring a good spread of unit types throughout the entire building. In addition 3 bedroom apartments are located on the uppermost residential floors which is an appropriate location for larger unit types.	Y
4L Ground Floor Apartments			
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		N/A	N/A
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		N/A	N/A
4M Facades			
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		Complies. The building form has been articulated to provide visual interest and reduce apparent bulk and scale	Y
Objective 4M-2 Building functions are expressed by the facade		Complies.	Y
4N Roof Design			
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Complies. Rooftop plant has been appropriately screened from view	Y
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Complies. A communal open space is provided at the roof	Y
Objective 4N-3 Roof design incorporates sustainability features		Complies	Y
4O Landscape Design			
Objective 4O-1 Landscape design is viable and sustainable		Complies. Refer to the landscape architects plan.	Y

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Objective 4O-2 Landscape design contributes to the streetscape and amenity		landscaping within the site is generally located on upper levels of the building. There are opportunities for some podium level planting to be visible from the street which will add softness and colour to the podium façade	Y
4P Planting on Structures			
Objective 4P-1 Appropriate soil profiles are provided		Complies.Refer to landscape plan	Y
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Complies. Refer to landscape plan	Y
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Complies. Refer to landscape plan	Y
4Q Universal Design			
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Complies. Refer to accessibility report	Y
Objective 4Q-2 A variety of apartments with adaptable designs are provided		Complies. 1B and 3B units can be accessible	Y
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Complies. Open plan layouts promote flexibility	Y
4T Awnings and Signage			
Objective 4T-1 Awnings are well located and complement and integrate with the building design		Complies. Streetscape awnings are located to compliment the existing	Y
Objective 4T-2 Signage responds to the context and desired streetscape character		Complies.	Y
4U Energy Efficiency			
Objective 4U-1 Development incorporates passive environmental design		Complies. Refer to BASIX report	Y
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat		Complies. Refer to BASIX report	Y
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Complies.	Y
4V Water Management and Conservation			
Objective 4V-1 Potable water use is minimised		Complies. Refer to civil/stormwater report	Y
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Complies. Refer to civil/stormwater report	Y
Objective 4V-3 Flood management systems are integrated into site design		Complies. Refer to civil/stormwater report	Y
4W Waste Management			
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Complies.	Y
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Complies. Refer to Wast management report	Y
4X Building Maintenance			
Objective 4X-1 Building design detail provides protection from weathering		Complies. Robust and durable external finished will protect the building	Y
Objective 4X-2 Systems and access enable ease of maintenance		Complies.	Y
Objective 4X-3 Material selection reduces ongoing maintenance costs		Complies. Quality robust materials have been selected	Y