ATTACHMENT 5

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	Required	**Comment**
PART 1.0 LOCAL CONTEXT		
Residential Flat Building Type	Suitable for site context	Residential Flat Building (mixed use building). Configuration enables solar access and natural cross- ventilation to units and provides opportunity for two (2) x central communal open space areas.
Amalgamation and Subdivision	Encouraged	Amalgamation recommended; currently seven (7) allotments. If development approved, a condition should be imposed requiring consolidation of the allotments.
Building Envelopes Height	Test height against FSR to ensure good fit.	Proposed building height is within the maximum permitted in the zone.
Building Envelopes – Building Depth	In general, an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory daylighting and natural ventilation are to be achieved.	Building A: 18m/19m (E – W) Does not achieve the required maximum. However all apartments having good access to natural light and ventilation with the maximum depth of largest apartment is 10m. Satisfactory daylight access available to all units. Satisfactory daylight access available to all units. Building B: 21m (N – S) Does not achieve the required maximum. However all apartments having good access to natural light and ventilation with the maximum depth of largest apartment is 10m. Satisfactory daylight access available to all units. Satisfactory daylight access available to all units. Building C: 20.5m (N – S) Does not achieve the required maximum. However all apartments having good access to natural light and ventilation with the maximum depth of largest apartment is 10m. Satisfactory daylight access available to all units. Satisfactory daylight access available to all units. The proposal considered acceptable.
Building Envelopes – Building Separation	*Objectives* • To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.	Between buildings Buildings A & B Due to the slope of land mainly a 3m and greater in part fall from Flinders Street towards the creek Buildings A and B has

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	• To provide visual and acoustic privacy for existing and new residents. • To control overshadowing of adjacent properties and private or shared open space. • To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. • To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow. Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved. Up to four storeys/12 metres - 12 metres between habitable rooms/balconies - 9 metres between habitable/balconies and non-habitable rooms - 6 metres between non-habitable rooms Five to eight storeys: - 18m between habitable rooms/balconies - 13m between habitable rooms/balconies and non-habitable rooms - 9m between non-habitable rooms Nine storeys plus - 24m between habitable rooms/balconies - 18m between habitable rooms/balconies and non-habitable rooms - 12m between non-habitable rooms	the appearance of a 9 storey building at Flinders street however the western elevation has the appearance of a 10 storey building as the basement is no longer underground at this point. Between buildings A and B the buildings achieve the required setback of 18m up to the 8 storey. The 9th stories are required to achieve a 24m separation distance. The 9 storey on Building A has an 18m setback to the 9 storey of Building B. The interface between the two buildings consists of balconies and habitable room on Building A and the common open space of Building B. Whilst the common open space is technically not a balcony it may be considered similar in which case the separation is required to be 24m However in this case the building to the south received adequate solar access and it is not considered to result in a negative impact on the development. The proposal considered acceptable. <u>Building B and C</u> Between buildings B and C the buildings achieve the required setback of 18m up to the 8 storey. Building C is only 8 stories in height and as such the minimum building separation is achieved between Building B and C <u>Between adjoining sites</u> <u>Western & Southern Boundary Building A</u> Currently there is no building on an adjoining site to the west that contains residential. The proposed building has been design so that there are no balconies or windows to habitable room facing the boundary whereby should the adjoining site be redeveloped they will not be disadvantaged by increased separation requirements. <u>Western Boundary Buildings B and C</u> Located to the west of the site is a creek. Immediately beyond the creek is a Kennard's Self Storage building and outdoor storage yard. There is no building separation required between these two sites.

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		Northern Boundary Building A The building has been setback 9m to the boundary as such any future development will not be impacted on increased separation required on that side.
Street Setbacks	Identify the desired streetscape character, the common setback of buildings in the street, the accommodation of street tree planting and the height of buildings and daylight access controls. Relate setbacks to the area's street hierarchy. Identify the quality, type and use of gardens and landscaped areas facing the street.	The building complies with the 4m front setback identified with the WDCP2009 to Flinders Street. and Within the DCP Gipps Streets has not been allocated a minimum frontage. The applicant has allowed for a 3.6m setback which is considered satisfactory. The proposal complies.
Side + Rear Setbacks	*Objectives* • To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. • Maintain deep soil zones • Maximise building separation to provide visual and acoustic privacy Where setbacks are limited by lot size and adjacent buildings, "step in" the plan to provide internal courtyards and limit the length of walls facing boundaries Test side and rear setback with building separation, open space and deep soil zone requirements. Test side and rear setbacks for overshadowing of other parts of the development and/or adjoining properties, and of private open space	The setbacks are generally reasonable. Complies with the WDCP2009 and is further discussed within this section.
Floor Space Ratio	Test the desired built form outcome against FSR to ensure consistency with other building envelope controls	The maximum permitted FSR within WLEP 2009 is 2.9835:1 the proposed development provides for an FSR of 2.456:1 The proposal complies.
PART 2.0 SITE DESIGN		
Deep Soil Zones	A minimum of 25% of the open space area of the site should be a deep soil zone; more is desirable.	The site is located within the city core and as such allows for boundary to boundary commercial development. Deep soil zones within the commercial core are not required. Podium planting is required and

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		been provided.
Fences and Walls	Compatible with existing street character. Delineate public and private domain. Select durable materials. Enhance open spaces by incorporating planter boxes, seats, BBQs etc.	The subject site is located within the commercial core. The ground floor is to be used entirely for commercial/retail activities and car parking. At this level there is no delineation of public and private domains required. The proposal complies.
Landscape Design	Improve amenity of open space. Contribute to streetscape character and public domain. Improve energy efficiency & solar efficiency of dwellings and private open spaces. Landscape to contribute to site's characteristics. Contribute to water and stormwater efficiency. Provide sufficient depth of soil above slabs to enable growth of mature trees. Minimise maintenance.	Landscape plan has been provided, and reviewed by Council's Landscape Officer. It is satisfactory and provides for dense planting within podium.
Open Space	The area of communal open space (includes landscaping) should generally be at least between 25 and 30% of the site area. Larger sites and brownfield sites may have potential for more than 30%. Where developments are unable to achieve the recommended communal open space, such as those in dense urban areas, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space. The minimum recommended area of private open space for each apartment at ground level or similar space on a structure, such as a podium or car park, is 25m^2; the minimum preferred dimension in one direction is 4 metres	**Communal open space:** Landscaping including common open space has an area of 1,926sq.m which achieves the required 30% Common open space has been provided in a mixture of podium level landscaping and root top terrace and has a total of 777sq.m. . **Private open space:** The units have allocated balconies also achieve a minimum of 4m dimension in one direction.
Orientation	Plan the site to optimise solar access by: ▪ positioning and orienting buildings to maximise north facing walls	The subject site is orientated on a north-south axis. A minimum number of units have single

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	where possible ▪ providing adequate separation within the development and to adjacent buildings Select building types or layouts which respond to the streetscape while optimising solar access. Where streets are to be edged and defined by buildings, design solutions include: ▪ align buildings to the street on east-west streets ▪ use courtyards, L-shaped configurations and increased setbacks to northern (side) boundaries on north-south streets. ▪ Optimise solar access to living spaces and associated private open spaces by orienting them to the north. ▪ Detail building elements to modify environmental conditions, as required, to maximise sun access in winter and sun shading in summer.	aspects. Building is aligned in accordance with the RFDC. The proposal complies.
Planting on Structures	Recommended plant sizes are provided for varying situations.	Podium planting proposed in planter beds. Council's Landscape Officer has reviewed the landscape plan and has no objection in relation to this aspect of the landscaping works. The proposal complies.
Stormwater Management	• To minimise the impacts of residential development and associated works on the health and amenity of natural waterways. • To preserve existing topographic and natural features, including watercourses and wetlands. • To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity	Stormwater plan provides for on-site detention and rainwater collection and reuse. Stormwater plan appears to be consistent with the landscape plan. The proposal complies.
Safety	Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings	The proposal has been reviewed by Council's SCAT and conditions have been provided. The proposal complies.
Visual Privacy	• To provide reasonable levels of privacy externally and internally, during the day and at night • To maximise outlook and views from principal rooms and private	Building layout has been designed to minimise opportunities for direct overlooking. Balconies are sited such that overlooking

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	open space without compromising visual privacy.	between balconies is not possible. The proposal is considered acceptable.
Building Entry	Provide as direct a physical and visual connection as possible between street and building entry. Provide safe and secure access Provide equal access Provide separate entries for vehicles and pedestrians Appropriate design and location of mail boxes	Proposed building entry is located on the ground level. Entry is reasonably well defined between retail and commercial tenancies. Entry is safe. It is assumed that key control will be required. Access is level. Access from adaptable parking spaces within the basement will be via the lift. Conditions will be required to be imposed in relation to compliance with AS 4299. Ramp to basement is separate to pedestrian entry. Mail boxes are appropriately located adjacent to the main pedestrian entry and close to the frontage. The proposal complies.
Parking	• To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport-public transport, bicycling and walking. • To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport	All parking is provided within basement parking. A total of 264 parking spaces have been provided. The parking complies with the WDCP 2009.
Pedestrian Access	Identify the access requirements from the street or car parking area to the apartment entrance. Follow the accessibility standard set out in AS1428 (part 1 and 2), as a minimum Provide barrier free access to at least 20% of dwellings in the development	Pedestrian access available from the street. Pedestrian access between car parking level and the rest of the building is via the fire stairs or lift. Barrier free access appears to be available to all units. The proposal complies.
Vehicle Access	Generally limit the width of driveways to a maximum of 6 metres Locate vehicle entries away from main pedestrian entries and on secondary street frontages	Proposed driveway width 6.0 metres from Gipps Street. The proposal complies.
PART 3.0 BUILDING DESIGN		

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Apartment Layout	Single aspect apartments should be limited in depth to 8 metres from a window The back of a kitchen should be no more than 8 metres from a window The width of cross-over or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts Buildings not meeting the minimum standards listed above, must demonstrate how satisfactory daylighting and natural ventilation should be achieved, particularly in relation to habitable rooms (see Daylight Access and Natural Ventilation)	Seventy (70) apartments are single aspect units. The maximum depth of these is up to 9.9m, though distance from windows is no more than 8.0m which is compliant. All kitchens comply. Units all have a width greater than 4m. All units have appropriate dimensions More than 86% of all units (139 units) and their appurtenant private open space areas will receive sufficient sunlight access. 61% (98 units) of the development will be cross ventilated; this is compliant POS adjacent main living areas The proposal complies.
Apartment Mix	Provide a variety of apartment types between studio-, one-two-, three- and three plus-bedroom apartments, particularly in large apartment buildings. Variety may not be possible in small apartment buildings, for example, up to six units. Refine the appropriate apartment mix for a location by: ▪ Considering population trends in the future as well as present market demands ▪ Noting the apartments' location in relation to public transport, public facilities, employment areas, schools and universities ▪ Locate a mix of one- and three bedroom apartments on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children. ▪ Optimise the number of accessible and adaptable apartments and cater for a wide range of occupants. Australian Standards are only a minimum. ▪ Investigate the possibility of flexible apartment configurations, which support change in the future (see Flexibility).	The proposed apartment mix: Total 160 units • 19 x 1 bedroom units • 95 x 2 bedroom units • 46 x 3 bedroom units The mix in this location is considered to be appropriate All apartments accessible via lift. 16 units identified as adaptable. No units are nominated as being specifically 'affordable housing'. The proposal complies.
Balconies	Provide primary balconies for all apartments with a minimum depth of 2 metres. Developments which seek to vary	All units comply.

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	from the minimum standards must demonstrate that negative impacts from the context - noise, wind - cannot be satisfactorily mitigated with design solutions. Require scale plans of balcony with furniture layout to confirm adequate, usable space when an alternate balcony depth is proposed.	
Ceiling Heights	The following recommended dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL). These are minimums only and do not preclude higher ceilings, if desired. -in mixed use buildings: 3.3m minimum for ground floor retail or commercial and for first floor residential, retail or commercial to promote future flexibility of use -in residential flat buildings in mixed use areas: 3.3m minimum for ground floor to promote future flexibility of use -in residential flat buildings or other residential floors in mixed use buildings: - in general, 2.7m minimum for all habitable rooms on all floors, 2.4 metres is the preferred minimum for all non-habitable rooms, however 2.25m is permitted. -for two storey units 2.4m minimum for second storey if 50 percent or more of the apartment has 2.7m minimum ceiling heights -for two-storey units with a two-storey void space, 2.4 metre minimum ceiling heights -attic spaces, 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope. Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight (eg. shallow apartments with large amount of window area).	Ceiling heights are 2.7m or more to all rooms. Complies

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Flexibility	Provide robust configurations which use multiple entries and circulation cores, especially in buildings with 15m+ length Provide apartment layouts which accommodate changing use of rooms Use structural systems which support a degree of future change in building use Promote accessibility and adaptability.	Single entry and single lift core for building C and two lifts for building A and B is considered to be appropriate having regard to the size of the development. All units are physically accessed via lifts. Minimal flexibility built into design. This is considered to be appropriate having regard to the zoning of the site and the character of the neighbourhood. 16 adaptable units are proposed and all units should be accessible.
Ground Floor Apartments	Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site. Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	No ground floor units are proposed as the site is located with the commercial core and as such it is not encouraged to place residential on the ground floor as active street frontages are required. Complies
Internal Circulation	In general, where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to eight. Exceptions may be allowed: • For adaptive re-use buildings • Where developments can demonstrate the achievement of the desired streetscape character and entry response • Where developments can demonstrate a high level of amenity for common lobbies, corridors and units (cross over, dual aspect apartments)	Lift services maximum 6 units or less on each floor. Complies.
Mixed Use	Complementary uses Consider building depth and form in relation to each uses requirements for servicing and amenity Design legible circulation systems which ensure safety Ensure building positively contributes to	The commercial use is separate to the residential uses. The operation of the commercial component should not interfere with the residential. Satisfactory

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	public domain Address acoustic requirements Recognise ownership/lease patterns and separate requirements for BCA assessment	
Storage	In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: ▪ studio apartments 6m³ ▪ one-bedroom apartments 6m³ ▪ two-bedroom apartments 8m³ ▪ three-plus bedroom apartments 10m³	All units have been provided with a storage area within the basement car park. Each of the storage areas has sufficient capacity. Complies
Acoustic Privacy	Use site and building layout to maximise potential for acoustic privacy by providing adequate building separation within the development and from neighbouring buildings. Arrange apartments within a development to minimise noise transition between flats. Design internal apartment layout to separate noisier spaces from quieter spaces. Resolve conflicts between noise, outlook and views. Reduce noise transmission from common corridors or outside the building by providing seals at entry doors.	Suitable separation distances provided Like areas within units generally abut. Most units appear to be reasonably well designed with regard to acoustic privacy. As above. Details of entry seals are not provided. This could be dealt with by a condition of consent is the proposal is approved. Complies.
Daylight Access	Living Rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of three hours direct sunlight between 9.00am and 3.00pm in mid winter. In dense urban areas a minimum of two hours may be acceptable Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed (see	139 units (87%) receive a minimum 3 hours direct sunlight 9am and 3pm. No single aspect unit faces south there is Complies

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	Orientation and Energy Efficiency).	
Natural Ventilation	Building depths, which support natural ventilation typically range from 10 to 18 metres. 60% of residential units should be naturally cross-ventilated. 25% percent of kitchens within a development should have access to natural ventilation. Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily be achieved, particularly in relation to habitable rooms.	Building depth measured from front to rear exceeds 18m. east-west depth variable – up to 22.5m which is does not met to eh 18m however the maximum depth of the unit is 7.5m and therefore achieves the natural; ventilation requirements. 70% of the development will be cross ventilated; this is compliant 26% of kitchens have access to natural ventilation Single aspect apartments are limited to a maximum depth of 8m All units will receive sufficient solar access and are all naturally ventilated. The proposal complies.
Awnings and Signage	*Objectives:* Provide shelter for public streets Ensure signage is in keeping with desired streetscape character and with scale, detail and design of the development.	Awnings are not required over the footpath. No signage is proposed at this stage.
Facades	Consider the relationship between the whole building form and the façade and/or building elements. Compose facades with appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.	Design is of a reasonably high standard. External finishes appear to be of a high standard. All elevations are reasonably well treated with regard to modulation, articulation and fenestration. This assists in reducing the perception of bulk. Appropriate materials will be used. The proposal complies.
Roof Design	Relate roof design to the desired built form. Design the roof to relate to the size and scale of the building, the building elevations and three dimensional building form. Design roofs to respond to the orientation of the site, eg. by using eaves and skillion roofs to respond to sun access. Minimise visual intrusiveness of service	Most of the proposed roof is angled, and complies with the maximum height limits. This is considered to be appropriate with regard to the design of other buildings within with precinct. Service elements are not incorporated into the roof design. The proposal complies.

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	elements by integrating them into the design of the roof. Support use of roofs for quality open space in denser urban areas.	
Energy Efficiency	Incorporate passive solar design techniques to optimise heat storage in winter and heat transfer in summer. Improve the control of mechanical space heating and cooling. Provide or plan for future installation of photovoltaic panels. Improve efficiency of hot water systems. Reduce reliance on artificial lighting. Maximise efficiency of household appliances.	BASIX certificate submitted in relation to the units. Most units are designed with dual aspect, or minimum depth and so have solar access and cross ventilation. This will assist in reducing energy usage through mechanical heating and cooling. BASIX certificate requires use of efficient appliances. The proposal complies.
Maintenance	Design windows to enable cleaning from inside the building, where possible. Select manually operated systems, such as blinds, sunshades, pergolas and curtains in preference to mechanical systems. Incorporate and integrate building maintenance systems into the design of the building form, roof, and façade. Select appropriate landscape elements and vegetation and provide appropriate irrigation systems. For developments with communal open space, provide a garden maintenance and storage area, which is efficient and convenient to use and is connected to water and drainage.	Some of the windows will be accessible from either inside the building or from balconies. Council's Landscape Officer is satisfied generally with planting, subject to some changes being made. Conditions have been recommended in this regard. No details have been provided in relation to maintenance of the podium planting. If properly planted, these will not require significant maintenance works. The proposal considered acceptable.
Waste Management	Supply waste management plans as part of the development application submission as per the NSW Waste Board	Waste storage area is provided at ground floor level. Bins will be privately collected on site. The proposal complies.
Water Conservation	Rainwater is not to be collected from roofs coated with lead or bitumen based paints, or from asbestos-cement roofs. Normal guttering is sufficient for water collections provided that it is kept clear of leaves and debris.	Roofing materials – metal deck roof sheeting. BASIX certificate makes provision for rainwater collection and reuse on site.

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		The proposal complies.