Applicant	Fairmead Business Pty Limited
Owner	Fairmead Business Pty Limited
Application No.	DA-263/2013
Description of Land	Lot 3 DP 270778, 1 Burroway Road, WENTWORTH POINT NSW 2127
Proposed Development	Construction of 6 to 16 storey mixed use development comprising 330 residential units, 6 retail units and associated car parking, landscaping and drainage works (Block G)
Site Area	2140000m ²
Zoning	Sydney Regional Environmental Plan No. 24 – No zoning applicable
Disclosure of political donations and gifts	Nil disclosure
Issues	 Minor variations to State Environmental Planning Policy 65 Minor variations to Sydney Regional Environmental Plan 24 Minor variations to the Homebush Bay West Development Control Plan Variation to No. 1 Burroway Road DCP

1 Burroway Road, WENTWORTH POINT NSW 2127

Recommendation

That Development Application No. DA-263/2013 for the construction of 6 to 16 storey mixed use development comprising 330 residential units, 6 retail units and associated car parking, landscaping and drainage works (Block G) on land at 1 Burroway Road, Wentworth Point be granted deferred commencement approval subject to the following 'deferred commencement' conditions which must be satisfied before consent can operate:

Deferred commencement conditions 1

Submission of documentary evidence to Council demonstrating that the requirement under Clause 16 (2) of Sydney Regional Environmental Plan 24 – Homebush Bay Area, to comply with an approved master plan has been waived by the Minister for this site.

Background

There are a number of historic approvals in the locality made by the New South Wales Department of Infrastructure, Planning and Natural Resources, prior to consent authority status for the Homebush Bay peninsula being returned to Auburn City Council.

The Wentworth Point area is an area undergoing significant redevelopment. Much of the peninsular is reclaimed land historically used for industrial uses. The 1999 Homebush Bay Development Control Plan established a broad direction for the urban structure and design controls which identified the site as suitable for residential and commercial uses.

After the staging of the Olympic Games during September and October 2000, the Department of Planning reviewed the plan to secure the long term viability of the locality. The Homebush Bay West Development Control Plan 2004 was adopted.

All of Wentworth Point is subject to the *Homebush Bay West Development Control Plan*, however the subject development site (former Lot 10) is subject to an additional site specific Development

Control Plan called the 1 Burroway Road Development Control Plan approved by the Department of Planning.

The 1 Burroway Road DCP sets out a structural design framework to guide development for residential, open space and mixed uses over 9 development blocks within the site. Within the 1 Burroway Road DCP area, a number of applications have been considered. The applications relevant to this subject application are provided below:

• <u>Development Block "A" South Western corner – 1 Burroway Road DCP area:</u>-

DA-111/2010 was lodged with Council on 16 March 2010 and proposed the construction of a 4 to 8 storey residential flat building consisting of 326 apartments above 2 levels of underground car parking with 435 spaces and associated street, landscaping, stormwater and public domain works. The application was referred to the Joint Regional Planning Panel for consideration and was approved by the Panel on the 5 August 2010.

<u>Development Block "D" adjacent to Western boundary (central position along Hill Road) –</u> <u>1 Burroway Road DCP area:-</u>

Development application (DA-38/2011) for the construction of 4 to 8 storey residential flat building consisting of 251 apartments above 2 levels of car parking with 341 spaces with associated landscaping, road, public domain and drainage works was lodged into Council on the 8 February 2011. The application was referred to the Joint Regional Planning Panel for consideration and was approved by the Panel on the 1 December 2011.

• <u>Subdivision of the site</u>

A development for subdivision (DA-386/2009) was lodged with Council on 30 October 2009. The application proposed the subdivision of the subject site into 5 Torrens title lots, consistent with the Block plan under No. 1 Burroway Road DCP. Following several consultations with the applicant, the application was approved for 4 Torrens title lots on 8 June 2010.

Having regard to the above, it should be noted that an Amendment no. 1 to the Homebush Bay West DCP 2004 which came into effect on the 31 July 2013 has resulted in various inconsistencies with the planning controls provided under the No. 1 Burroway Road Deemed DCP 2006. Consequently, the amendment which sought to revise the planning controls and introduce higher densities and building heights was created to support the Planning Agreement for the construction of the Homebush Bay Bridge to link Wentworth Point to the Rhodes Peninsula.

The controls contained within the site specific deemed DCP 2006 whilst still technically applicable, is considered to be redundant on the premise that the intent and principle of the amendment no. 1 to the HBW DCP 2004 controls, have been adapted to supplement the VPA for the construction of the bridge. As such, a variation to the site specific DCP (No. 1 Burroway Road Deemed DCP 2006) is required and justified in this instance. It is however, intended to recommend that the application be approved subject to a deferred commencement condition to ensure that the site specific DCP (No. 1 Burroway Road Deemed DCP 2006) is repealed or amended prior to any consent becoming operational.

Homebush Bay Bridge Planning Agreement

On 19 March 2013, the Minister for Planning approved a Voluntary Planning Agreement (VPA) for the provision of a Bridge to link Homebush Bay West and the Rhodes Peninsula.

Subsequently, Amendment no. 1 to the Homebush Bay West DCP was created in support of the VPA and adopted by the Director General on 9 July 2013. The amendment to the Homebush Bay

West DCP 2004 provided additional planning and design controls to govern development in the area with the inclusion of Part 5 "Homebush Bay Bridge Development" to revise respective controls that would be made consistent with the new Homebush Bay Bridge Development. This came into effect on 31 July 2013. More specifically, the amendment permitted an additional floor space of 106,000 square metres and building heights of up to 25 storeys in consideration of the agreement, by Fairmead Business Proprietary Limited to construct a pedestrian, cycle and public transport bridge across Homebush Bay from the planned Footbridge Boulevard to the Rhodes Peninsula. The Roads and Maritime Services (RMS) would assume ownership and management of the bridge at completion of the works.

On 6 December 2013, the VPA was formally executed by RMS which activated the Homebush Bay West DCP 2004 as amended. The development is primarily subject to the planning provisions contained within this amended HBW DCP.

The proposal represents the third "block" (G) to be constructed in accordance with the plan being located on the North Western corner position of Hill Road and Burroway Road.

A pre-lodgement application (PL-29/2013) was initially submitted to Council with a proposal for the construction of a 6, 8 and 16 storey mixed use development (Block G) consisting of 330 apartments and 6 commercial tenancies with associated parking, landscaping, road and drainage works.
The pre-lodgement meeting was held with the applicant on the 22 August to discuss the proposal. The advice provided indicated that the proposal was considered to be satisfactory however concerns were raised with respect to basement related issues, provision of more visitor parking spaces due to increased demand and traffic generation. Notwithstanding, Council's Officer however indicated that no objections are raised with respect to street parking on private roads and shared garbage collection between Blocks D and G.
The subject development application (DA-263/2013) was formally submitted to Council for consideration.
The application was advertised and notified between 17 September and 17 October 2013.
Council Officers briefed the Panel members of the major issues regarding the proposal. The key issues discussed in the briefing included several non-compliances with SEPP 65 requirements, traffic and driveway access issues including provision of traffic calming devices, loading and stormwater drainage.
Subsequently, the issues discussed in the briefing were raised with the applicant by letter on 31/10/13.
The applicant was advised to provide the Site Audit Statement (SAS) for the subject site.
A formal letter of response from Roads and Maritime Services (RMS) was also received on the 18/11/13 advising of no objections to proposed development.
The applicant submitted information in relation to the issues raised in Council's letter of the 31/10/13.

- 06/12/2013 The Voluntary Planning Agreement (VPA) between the applicant and RMS; was executed on 6/12/13 and a copy submitted to Council.
- 09/12/2013 Council received an interim advice prepared by a contaminated site auditor from ZOIC Environmental P/L, in response to the SAS requested.

All information submitted was reviewed and found to be generally satisfactory subject to some minor amendments required in relation to access and manoeuvring to satisfy Council's engineer.

- 13/01/2014 An email correspondence was sent to the applicant on 13/01/14 advising of the issues required to be addressed.
- 16/01/2014 Additional information was submitted to address supplementary concerns raised in Council's email correspondence of the 13/01/14. The information was reviewed by Council's Officers and the overall design of the development was considered to be generally compliant with some departures noted.

Site and Locality Description

The subject site is identified as Lot 3 in DP 270778 and is known as 1 Burroway Road, WENTWORTH POINT. The site forms part of a larger site formerly known as Lot 10, DP 776611 which comprises of 10.97 hectares. The subject development site identified by the applicant as "Block G" is located on the north western corner of Hill and Burroway Road and consists of the following dimensions:-

- Hill Road frontage being the north-western boundary: 68.85 metres.
- Burroway Road frontage being the north-eastern boundary: 95.43 metres.
- Waterways Street being the south-eastern boundary: 74.96 metres
- Park Street North being the south-western boundary: 101.55 metres.

This provides for a total site area of 8,784 square metres.

The land is currently occupied by a warehouse which extends onto adjoining land to the southeast. The land has a gentle slope across the site from the southwest to northeast direction.

There is a mixture of development in the locality ranging from industrial / warehouse uses to newer multi storey residential flat buildings. Within the wider locality, there is a ferry terminal with access from Burroway Road. To the south there has been significant redevelopment over the past decade in which a transition has occurred from industrial uses to medium to high density living.

The site is shown below:-



Description of Proposed Development

Council has received a development application seeking approval for the following works:

- Demolition of the existing buildings and construction of a 6 to 16 storey mixed use development over 16 levels comprising 330 apartments in a mix of studio, 1, 2 and 3 bedrooms;
- 6 commercial tenancies located along Burroway Road consisting of 4 shops and 2 cafes/restaurants;
- Total of 407 resident, visitor and commercial parking spaces located centrally within the site over six levels with one level of basement parking proposed under Waterways Street, and 26 new street car parking spaces;
- Landscaping and associated site infrastructure and drainage works;

Referrals

Internal Referrals

A number of referrals were undertaken as follows:-

Development Engineer

The development application was referred to Council's Development Engineer for comment who has raised no objections to the proposed development subject to conditions to be incorporated into any consent that may be issued.

Building Surveyor

The development application was referred to Council's Building Surveyor for comment who has raised no objections to the proposed development subject to conditions to be incorporated into any consent that may be issued.

Environmental Health

The development application was referred to Council's Environmental Health Officers and the comments received indicated that a Site Audit Statement (SAS) was required to be submitted with the application as per the conclusions of the contamination report submitted. This request was relayed back to the applicant in an email correspondence on the 18 November 2013.

Council staff received an interim advice from a contaminated site auditor with respect to the SAS on 9 December 2013.

The interim advice was reviewed by Council's health officer and the advice provided confirmed that the site is suitable for the proposed works subject to additional soil investigation as per the conclusions contained in the original report prepared by ERM.

External Referrals

Sydney Olympic Park Authority

In accordance with Section 27 of the Sydney Olympic Park Authority Act 2001 and Clause 14 of Sydney Regional Environmental Plan Number 24 Homebush Bay Area, a copy of the development application was referred to Sydney Olympic Park Authority for comment.

In correspondence via Email dated 28 October 2013, the Sydney Olympic Park Authority advised that no major concerns are raised with respect to the proposed development.

Roads and Maritime Services

In accordance with Schedule 3 of the State Environmental Planning Policy "Infrastructure" 2007, the development constitutes a "Traffic generating development". As a result, the development application was referred to Roads and Maritime Services on 16 October 2013 for advice.

In correspondence of 15 November 2013, the Roads and Maritime Services confirmed that no objection was raised to the proposed development.

The provisions of any Environmental Planning Instruments (EP& A Act s79C(1)(a)(i))

State Environmental Planning Policies

The proposed development is affected by the following State Environmental Planning Policies.

State Environmental Planning Policy No.55 - Remediation of Land

The requirement at Clause 7 of SEPP 55 for Council to be satisfied that the site is suitable or can be made suitable to accommodate the proposed development has been considered in the following table:-

Matter for Consideration	Yes/No
Does the application involve re-development of the site or a change of land use?	🛛 Yes 🗌 No
Is the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	Yes 🗌 No

Matter for Consideration	Yes/No
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? Acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum reconditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites , metal treatment, mining and extractive industries, oil production and storage , paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation.	Xes 🗌 No
Is the site listed on Council's Contaminated Land database?	🛛 Yes 🗌 No
Is the site subject to EPA clean-up order or other EPA restrictions?	🗌 Yes 🔀 No
Has the site been the subject of known pollution incidents or illegal dumping?	🗌 Yes 🔀 No
Does the site adjoin any contaminated land/previously contaminated land?	🛛 Yes 🗌 No
Details of contamination investigations carried out at the site:	

A report prepared by ERM dated August 2013 (ref: 0208775_RP01_Final) was submitted with the application for the Block G development. The report provides that the site is suitable for the proposed development however additional investigations would be required to be carried out to permit a more robust assessment of suitability that is compliant with the current guidelines. Further, section 8 of the report provides that further site specific risk assessment and issues with existing onsite groundwater monitoring wells are required where investigation levels exceed the maximum requirements. Section 9.3 provides that there is sufficient information to assess the condition of the site however there are missing data gaps that should be considered.

Subsequently, an interim advice prepared by ZOIC Environmental for Block G was provided to Council on 9 December 2013. The interim advice was reviewed by Council's health officer and the advice provided on 6 January 2013 concluded that the development application may proceed subject to specific conditions to be imposed on any consent issued. I.e. the additional investigations required to be carried out to ensure compliance with SEPP 55 should be provided prior to commencement of construction/earth works.

Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?

State Environmental Planning Policy No. 64 (Advertising and Signage)

The proposal includes signage for the purposes of business identification for the commercial/retail tenancies and a signage plan has been provided showing indicative locations for the signs. The objectives and relevant provisions of the SEPP 64 have been considered in the assessment of this application and Council is satisfied that the proposal performs satisfactorily and will remain consistent with the relevant provisions of SEPP 64 and schedule 1. The proposed signage is therefore considered to be acceptable in this instance.

State Environmental Planning Policy - BASIX

A BASIX certificate has been submitted to accompany the development application. The plans and details submitted with the development application satisfy the relevant BASIX commitments required to be endorsed on the development application plans. Conditions will be imposed on the development consent to ensure that the construction of the new building is in accordance with all specified BASIX commitments. The proposed development is considered acceptable in respect of the relevant requirements of SEPP (BASIX) 2004.

State Environmental Planning Policy (Infrastructure) 2007

The proposal, consisting of 330 dwellings and 407 car parking spaces, constituted a "traffic generating development" in accordance with Schedule 3 of the SEPP. Therefore the application was referred to the Roads and Maritimes Services NSW for consideration. As discussed previously under the referrals section of the report, in a letter received by Council on 18 November 2013, it was advised that no objections were raised to the subject development application.

State Environmental Planning Policy No.65 – Quality Design of Residential Flat Development

The relevant provisions and design quality principles of Part 2 of SEPP 65 have been considered in the assessment of the development application contained within the following table:

Requirement	Yes	No	N/A	Comment
Clause 2 Aims objectives etc.				
(3) Improving the design quality of residential flat				
development aims:				
(a) To ensure that it contributes to the sustainable				
development of NSW:				
(i) by providing sustainable housing in social and	\square			The proposal is generally considered
environmental terms;				to satisfy the aims and objectives of
(ii) By being a long-term asset to its	\square			SEPP 65 and is discussed in greater
neighbourhood;				detail throughout the report.
(ii) By achieving the urban planning policies for its	\boxtimes			
regional and local contexts.				
(b) To achieve better built form and aesthetics of	\square			
buildings and of the streetscapes and the public				
spaces they define.				
(c) To better satisfy the increasing demand, the	\boxtimes			
changing social and demographic profile of the				
community, and the needs of the widest range of				
people from childhood to old age, including those				
with disabilities.				
(d) To maximise amenity, safety and security for				
the benefit of its occupants and the wider	\square			
community.				
(e) To minimise the consumption of energy from				
non-renewable resources to conserve the	\square			
environment and to reduce greenhouse gas				
emissions.				
Part 2 Design quality principles	1	1	1	The Mantureth Deinternetic stice
Principle 1: Context				The Wentworth Point precinct is a
Good design responds and contributes to its	\square			locality undergoing transition from industrial to residential land-use. The
context. Context can be defined as the key natural and built features of an area.				
Responding to context involves identifying the				planning intentions and detailed development controls in place
desirable elements of a location's current character				encourage redevelopment for the
or, in the case of precincts undergoing a transition,				purpose of high-density residential with
the desired future character as stated in planning				lesser elements of commercial and
and design policies. New buildings will thereby				retail. The southern section of the
contribute to the quality and identity if the area.				precinct already has a number of
				established residential flat buildings
				and the proposed development Block
				G would be the third, in the northern-
				most development site.
Principle 2: Scale	1	1	1	The scale of the proposed
Good design provides an appropriate scale in	\square			development is generally considered
terms of the bulk and height that suits the scale if				to be consistent with the adopted site
the street and the surrounding buildings.				and locality specific DCPs (refer to
Establishing an appropriate scale requires a				detailed assessments below). In this
considered response to the scale of existing	1	1		regard, the proposal is consistent with
development. In precincts undergoing a transition,	1	1		the previous approved building on the
proposed bulk and height needs to achieve the	1	1		site which shall be continued
scale identified for the desired future character of	1	1		throughout the site.
the area.	1	1		

Requirement	Yes	No	N/A	Comment
Principle 3: Built form Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.				The proposed built form is generally considered to be consistent with the adopted site and locality specific DCPs (refer to detailed assessments below). Block G comprises of 4 buildings around the perimeter of the block with a centrally located private open space area maximising residents' access and views addressing the scale of the street at four fronts. The proposed building tower responds to the hierarchy of the surrounding streets by identifying this as an entry point to the development whilst also adding visual interest to the skyline. A public domain area also forms part of the proposal.
Principle 4: Density Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area, or in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.				 The development will contribute 330 apartments' in a high-rise building form that will contribute to the redevelopment of the area consistent with the desired future character of the area. The total floor space of the proposed building is 21,263 sqm which is well within the indicative total maximum floor space for the overall site 200,649 sqm permitted. The site area of Precinct B, formerly Lot 10 is 109,730 sqm and the maximum permitted floor space for precinct B is 200,649 sqm which provides a floor space ratio of 1.82:1. Currently as it stands, the following floor areas relevant to each block that have been approved include: Block A with total floor area of 18,564sqm sqm; Block D occupies a total floor area of 16969 sqm; The current floor space for Block G will be 21,263 sqm. Cumulative floor space = 56,796 sqm This leaves 143,853 sqm of floor area available for the remaining stages of Blocks B, C, E, F and H. The proposal is within the permissible total floor space ratio allowable for the precinct and future developments shall be adjusted to ensure the overall maximal floor space for the site of 200,649 sqm is not exceeded.

Requirement	Yes	No	N/A	Comment
Principle 5: Resource, energy and water efficiency				Submitted with the application include
Good design makes efficient use of natural	\square			a BASIX Certificate and an ABSA
resources, energy and water throughout its full life				assessment which respectively require
cycle, including construction.				and demonstrate sustainable building
Sustainability is integral to the design process.				features to be implemented. Should
Aspects include demolition of existing structures,				the proposal be approved a condition
recycling of materials, selection of appropriate and				will be imposed to ensure compliance
sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar				with the BASIX requirements.
design principles, efficient appliances and				
mechanical services, soil zones for vegetation and				
reuse of water.				
Principle 6: Landscape				
Good design recognises that together landscape	\square			Landscaping is to be used to
and buildings operate as an integrated and				distinguish boundaries of public/private
sustainable system, resulting in greater aesthetic				spaces, provide visual privacy and to
quality and amenity for both occupants and the				soften the built form at ground level
adjoining public domain.				surrounding the development and
Landscape design buildings on the existing site's				public domain. An open landscaped
natural and cultural features in responsible and creative ways. It enhances the development's				podium is proposed at the centre of building complex for communal open
natural environmental performance by co-				space area which is located at level 7.
ordinating water and soil management, solar				
access, micro-climate, tree canopy and habitat				
vales. It contributes to the positive image and				
contextual fit of development through respect for				
streetscape and neighbourhood character, or				
desired future character.				
Landscape design should optimise useability,				
privacy and social opportunity, equitable access				
and respect for neighbour's amenity, and provide for practical establishment and long term				
management.				
Principle 7: Amenity				Despite a number of non-compliances
Good design provides amenity through the	\square			identified with SEPP 65 and relevant
physical, spatial and environmental quality of a				DCPs, Council's officer are satisfied
development.				that the proposal will deliver sufficient
Optimising amenity requires appropriate room				amenity to residents of the buildings.
dimensions and shapes, access to sunlight, natural				The proposal sufficiently complies with
ventilation, visual and acoustic privacy, storage,				the Residential Flat Design Code and
indoor and outdoor space, efficient layouts and				Homebush Bay West DCP 2004, as
service areas, outlook and ease of access for all				amended; in regards to apartment
age groups and degrees of mobility.				size, dimensions, solar access, visual and acoustic privacy and private open
				space, therefore sufficient amenity will
				be provided.
Principal 8: Safety and security	1			
Good design optimises safety and security, both	\square			Passive surveillance of public and
internal to the development and for the public				communal open space is maximised
domain.				through orientation of units. Living
This is achieved by maximising overlooking of				areas and private open space
public and communal spaces while maintaining				(balconies, terraces) are to face and
internal privacy, avoiding dark and non-visible				overlook outdoor spaces. All access
areas, maximising activity on streets, providing				ways are to be clear, well defined and
clear, safe access points, providing quality public spaces that cater for desired recreational uses,				secured with gates and intercom.
providing lighting appropriate to the location and				
desired activities, and clear definition between				
public and private spaces.				
Press and ferries about a	i	1	i	1

Requirement	Yes	No	N/A	Comment
Principal 9: Social dimensions Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.				The proposed development contains an acceptable range of dwelling types, sizes and affordability which will allow for and cater to a social mix.
Principle 10: Aesthetics Quality aesthetics reflect the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.				The proposal is considered to be a high-quality design, with suitably high- quality materials and finishes to be used. The building elevations are visually interesting and create an appropriate basis for the redevelopment of the rest of the site.
Clause 30 Determination of DAs After receipt of a DA, the advice of the relevant design review panel (if any) is to be obtained concerning the design quality of the residential flat development.				Auburn City Council does not employ a formal design review panel.
 In determining a DA, the following is to be considered: The advice of the design review panel (if any); The design quality of the residential flat development when evaluated in accordance with the design quality principles; The publication "Residential Flat Design Code" – 				The design quality principles are considered above and the Residential Flat Design Code is considered in the assessment table immediately below. It should be noted however that the
Department of Planning, September 2002.				design guidelines contained within the Homebush Bay West DCP 2004 including the amendment no. 1 supersede those in the RFDC where there is an inconsistency as per clause 1.12 – <i>Relationship to other</i> <i>documents</i> ; of the Homebush Bay West DCP 2004.

Associated with SEPP 65 is the Residential Flat Design Code. The relevant provisions of the Code are considered within the following assessment table:

Residential Flat Design Code

Requirement	Yes	No	N/A	Comment
Part 1 - Local Context				
Building Type				
 Residential Flat Building. Terrace. Townhouse. Mixed-use development. Hybrid. 				The proposed development consists of a mixed use building complex with a small portion of commercial component on the ground level fronting Burroway Road and Waterway Street. There is car parking situated centrally within the site over six levels and an open courtyard area with landscaping provided on a podium at level 7.
Subdivision and Amalgamation				

Requirement	Yes	No	N/A	Comment		
Objectives • Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context.				Subdivision of the site as a whole was approved under DA-386/2009. Development Consent was issued under delegated authority on 10 June 2010 subject to conditions for the creation of four (4) allotments. The approved allotments varied in size and shape but the consent laid out the subdivision plan across the site. Council under delegated authority approved a Section 96 modification application for some changes to the subdivision pattern subject to conditions.		
Isolated or disadvantaged sites avoided. Building Height	\square			No isolated sites are created by this development.		
Objectives						
• To ensure future development responds to the desired scale and character of the street and local area.				The building heights are found to be satisfactory and generally compliant with the HBW DCP 2004 Amendment no. 1, section 5.3 and the future desired character of the locality.		
• To allow reasonable daylight access to all developments and the public domain.				This is achieved where possible. Any variations in relation to solar penetration to apartments and the public domain are described at the appropriate sections in this assessment report.		
Building Depth						
 <u>Objectives</u> To ensure that the bulk of the development is in scale with the existing or desired future context. To provide adequate amenity for building occupants in terms of sun access and natural ventilation. To provide for dual aspect apartments. 				The proposed building is generally consistent with the bulk and scale provisions of the HBW DCP- Amendment no. 1 and the future desired character of the locality. Compliance with specific solar access and dual-aspect apartment controls is considered in greater detail below.		

Requirement	Yes	No	N/A	Comment
Controls • The maximum internal plan depth of a building should be 18 metres from glass line to glass line.				The development of Block G has been designed based upon the limitations in excavation which imposes a significant site constraint. As such compliance with the building depth is difficult to achieve in this instance as a result of the design methods chosen (i.e car park surrounded by apartment units on 4 sides). The design does not however reflect poor amenity or building performance as the units address all 4 street frontages to optimise ventilation, outlook and overall amenity. It should be noted in this instance that if the car park was excluded from the internal plan depth, then compliance would be achieved in this instance for levels 1 to 6 with the maximum being only 12m. Levels 7 to 16 have an internal plan of 23 metres at most which does not comply, however is considered acceptable as satisfactory level of amenity is achieved with respect to solar access and ventilation.
• Freestanding buildings (the big house or tower building types) may have greater depth than 18 metres only if they still achieve satisfactory daylight and natural ventilation.				Irrespective of the technical non- compliance, Block G achieves satisfactory daylight and natural ventilation given the orientation of the site and design of building complex comprises of 4 buildings around the perimeter of the block which addresses the four street fronts. There are 247 apartments in the development that receive natural cross ventilation. This represents 73.51% of the number of apartments in the development. Of the 247, 96 apartments have dual aspect in one form or another including corner apartments and apartments with windows facing different directions.
• Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.	\boxtimes			The 16 storey tower building takes the appearance of slimline structure.
In general an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.				The RFDC and HBW DCP acknowledges the inevitability of some apartments without mid-winter solar access and thus allows up to 30% of apartments not to achieve the minimum 2 hours of mid- winter sunlight in dense urban areas. As shown on the revised architectural drawings, around 278 apartments, representing 84%; achieve the solar access requirement between 9am and 3pm in mid-winter which complies. This has been achieved through provision of sky lights to the top apartments and a reassessment of some 6 others.

Requirement	Yes	No	N/A	Comment
Objectives • To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.				The concept of the development is supported in which buildings are oriented towards their respective frontages and building setbacks which are compliant with the HBW DCP Amendment 1.
 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. 				Appropriate spacing and visual and acoustic privacy is provided between apartments.
• To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.				The amount of deep soil zone is limited in nature as a result of the building design and site constraints. Notwithstanding, deep soil is provided along the Hill Road frontage and part of the Park Street North frontage will also incorporate significant landscaping to soften the built form. In addition, a landscaped podium is to be provided on level 7 for communal open space. This is considered to be satisfactory.
<u>Controls</u> • For buildings over three storeys, building separation should increase in proportion to building height:				The complex has a minimum height of 6 storeys and a maximum height of 16 storeys including the residential tower. The separation distances are:-
 5-8 storeys/up to 25 metres: 18 metres between habitable rooms/balconies; 13 metres between habitable rooms/balconies and non-habitable rooms; 9 metres between non habitable rooms. 				Btw Block D and G: Reasonable compliance is achieved with the setback requirements. A building separation of 20.97 metres between habitable rooms/balconies.
 9 storeys and above/over 25 metres: 24 metres between habitable rooms/balconies; 18 metres between habitable rooms/balconies and non-habitable rooms; 				Levels 1 to 6: Appropriate separation achieved by incorporating a central car park over 6 levels with four building surrounding the perimeter of the block.
 12 metres between non habitable rooms. Allow zero separation in appropriate contexts, such as in urban areas between street wall building types (party walls). Allow zero separation in appropriate contexts, 				 Level 7: 18 metres apart between courtyard apartments G2-705 and G4-708-10. 32 metres apart between courtyard apartments G1-710 and G3-708-10.
such as in urban areas between street wall building types (party walls).Where a building step back creates a terrace,				 23 metres between G3-706 and G4- 701. Technical noncompliance for
 the building separation distance for the floor below applies. Coordinate building separation controls with side and rear setback controls in a suburban 				apartments on level 7 (between living areas and non-living areas:
 side and rear setback controls – in a suburban area where a strong rhythm has been established between buildings, smaller building separations may be appropriate. Coordinate building separation controls with controls for daylight access, visual privacy and acoustic privacy. Protect the privacy of neighbours who share a building entry and whose apartments face each other by designing internal courtyards with greater 				 7.2 metres between apartments G1- 714 and G4-707. 7 metres between apartments G1- 710 and G2-707. 7.2 metres between apartments G2-704 and G3-712. 5 metres between apartments G2- 705 and G3-711. 9 metres between G3-707 and G4- 710.
building separation.Developments that propose less than the recommended distances apart must demonstrate				The above are variations of between 9 and 13 metres apart however they are level to the internal common space. It is

Requirement	Yes	No	N/A	Comment
Requirement that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved.	Yes	No	N/A	considered that the provision of landscaping elements such as shrubs and trees will obscure the direct line of sight between various elements. Also, the majority of these apartments face a solid wall where the view lines are "front to sides" rather than "front to front". Hence this is not considered to be a significant issue. Furthermore these apartments are located at the convergence point of the building. Level 8: The living rooms/balconies of apartments
				G1-810 to 14 and G3-808 to 11 are setback a minimum distance of 30 metres from one another. The living rooms of apartments G1-810 and G2-805 to 7 are 13.2 metres apart but these are close to a building convergence point and may be supported.
				There are 5 other apartments that are less than the minimum 13 metres apart between habitable rooms/balconies and non-habitable rooms: G2-807 and G1- 810, G3-806 and G3-807, G3-801 and G3-813, G2-804 and G3-813, G2-805 and G3-812. These apartments are located at a convergence point which is considered to be satisfactory.
				There are 2 other apartments that encroach towards one another being G3-713 and G2-704, G3-813 and G2-804. These apartments encroach one another at a convergence point and as such, there will be a need to ensure satisfactory privacy. For example, introduction of louvers rather than screens to ensure that additional elements blend into the architectural design of the building complex.
Street Setbacks Objectives				
 To establish the desired spatial proportions of the street and define the street edge. To create a clear threshold by providing a transition between public and private space. To assist in achieving good visual privacy to apartments from the street. 				Setbacks are generally in accordance with the Homebush Bay West DCP as amended. The setbacks are to be utilised for landscaping, pedestrian paths and private open space areas for the ground floor apartments.
 To create good quality entry spaces to lobbies, foyers or individual dwelling entrances. To allow an outlook to and surveillance of the street. To allow for street landscape character. 				A few variations occur to the development control plan provisions but it is considered appropriate to support the minor variations as they do not adversely impact on the performance of the building complex and locality. Further the setbacks provided along Burroway Road and Waterways Street at ground level are proposed for commercial/retail uses and as such is considered to respond appropriately in relation to the use and context of the site whilst also providing a defined street edge. Upper levels proposed for residential components are appropriately stepped back for acoustic and visual privacy.

Requirement	Yes	No	N/A	Comment
<u>Controls</u> • Minimise overshadowing of the street and/or other buildings.				Given the orientation of the site and the required design outcomes of the site and locality specific DCP, some overshadowing of streets is inevitable and unavoidable.
				Street setbacks are considered to be satisfactory. Generally the building adheres to the setback provisions. Some minor projections such as blade walls and balcony overhangs are identified on the plans but these assist with the design features of the building as integrated elements.
• In general no part of a building or above ground structure may encroach into a setback zone - exceptions are underground parking structures no more than 1.2 metres above ground where this is consistent with the desired streetscape, awnings, balconies and bay windows.				Generally, the building complex maintains the "Public Domain Boundary" subject to some minor overhangs created by various design elements to the façade.
Side & Rear Setbacks	1		1	
Objectives • To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.				Appropriate setbacks are achieved in accordance with the Homebush Bay West DCP requirements albeit with a few variations to the controls which will be described later in the report.
• To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form.				It is identified that the complex will occupy an entire allotment of land when constructed. The complex is designed to address all four roads when constructed.
Objectives - Rear SetbacksTo maintain deep soil zones to maximise natural site drainage and protect the water table.	\square			
 To maximise the opportunity to retain and reinforce mature vegetation. To optimise the use of land at the rear and support lange of the struct at the form. 			\square	
 surveillance of the street at the front. To maximise building separation to provide visual and acoustic privacy. 	\square			
Controls • Where setbacks are limited by lot size and adjacent buildings, 'step in' the plan on deep building to provide internal courtyards and to limit the length of walls facing boundaries.				Appropriate setbacks are achieved in accordance with the Homebush Bay West Development Control Plan requirements, as amended.
• In general no part of a building or above ground structure may encroach into a setback zone - exceptions are underground parking structures no more than 1.2 metres above ground where this is consistent with the desired streetscape, awnings, balconies and bay windows. <i>Floor Space Ratio</i>				

Requirement	Yes	No	N/A	Comment
Objectives				
• To ensure that development is in keeping with the optimum capacity of the site and the local	\boxtimes			The proposed development is considered to be generally consistent with the density
area.To define allowable development density for generic building types.	\boxtimes			requirements imposed by the HBW DCP Amendment no. 1.
 To provide opportunities for modulation and depth of external walls within the allowable FSR. To promote thin cross section buildings, which maximise daylight access and natural ventilation. To allow generous habitable balconies. 	\mathbb{X}			Section 3.4.1 has been amended by section 5.3 where an additional 60,000sqm of floor space has been granted for precinct B, with the floor space being distributed between residential, commercial/retail, maritime and public
				open space.
Part 02 Site Design				
Site Analysis				
 Site analysis should include plan and section drawings of the existing features of the site, at the same scale as the site and landscape plan, together with appropriate written material. A written statement explaining how the design 				The development is accompanied by a Statement of Environmental Effects, which includes detailed site analysis information in relation to existing conditions, the proposed development and the relevant
of the proposed development has responded to the site analysis must accompany the application.	\boxtimes			development control plan.
Deep Soil Zones		1		
 <u>Objectives</u> To assist with management of the water table. To assist with management of water quality. To improve the amenity of developments through the retention and/or planting of large and 		\mathbb{X}		As discussed below.
medium size trees. <u>Design Practice</u>				
 Optimise the provision of consolidated deep soil zones within a site by the design of basement and sub basement car parking so as not to fully cover the site; and the use of front and side setbacks. 	\boxtimes			Deep soil zone is limited in nature as a result of the building design and site constraints. This is due to the reclaimed nature of the land and the
• Optimise the extent of deep soil zones beyond the site boundaries by locating them with the deep soil zones of adjacent properties.	\square			need for above ground structure in lieu of basements as per the conclusions of the contamination report which require
• Promote landscape health by supporting for a rich variety of vegetation type and size.	\boxtimes			the soil to remain capped to avoid direct contact. Thus the development
• Increase the permeability of paved areas by limiting the area of paving and/or using impervious materials.	\square			has therefore been designed to accommodate parking above ground over six levels.
• A minimum of 25% of the open space area of a site should be a deep soil zone.				In addition, the HBW DCP 2004 and the no. 1 Burroway Road DCP 2006 acknowledge the limitations of achieving the deep soil requirement and as such compliance is considered to be onerous.
Fences and Walls				Notwithstanding, a suitable landscaping scheme has been submitted which provides for adequate plantings including trees in the internal courtyard, building surrounds, public domain and road network to be constructed.

Requirement	Yes	No	N/A	Comment
Objectives • To define the edges between public and private land. • To define the boundarian between grans within				The proposed development is considered to be consistent with the Fences and Walls objectives as suitable barriers between the
• To define the boundaries between areas within the development having different functions or	\square			public and private areas are proposed in
owners.To provide privacy and security.	\square			the form of low level walls and landscaping.
To contribute positively to the public domain.				
 <u>Design Practice</u> Respond to the identified architectural character 	\boxtimes			The proposed development provides low-
for the street and/or the area.				level boundary walls behind a landscape buffer to ground floor apartments to clearly
• Clearly delineate the private and public domain without compromising safety and security by designing fences and walls which provide privacy and security while not eliminating views, outlook, light and air; and limiting the length and height of retaining walls along street frontages.				delineate between public and private spaces.
• Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating benches and seats; planter boxes; pergolas and trellises; BBQs; water features; composting boxes and worm farms.				The proposed wall fencing will provide visual privacy to apartments while also creating a sense of overlooking and casual surveillance of public areas.
• Retain and enhance the amenity of the public domain by avoiding the use of continuous blank walls at street level; and using planting to soften the edges of any raised terraces to the street, such as over sub basement car parking and reduce their apparent scale.				
• Select durable materials which are easily cleaned and graffiti resistant.	\square			
Landscape Design				
Objectives • To add value to residents' quality of life within the development in the forms of privacy, outlook	\boxtimes			The proposed development is considered to be consistent with the Landscape Design objectives as suitable landscaping
 and views. To provide habitat for native indigenous plants and animals. 	\boxtimes			is to be used to soften the impact of the built form on surrounding streetscapes and
 To improve stormwater quality and reduce quantity. To improve the microclimate and solar performance within the development. To improve urban air quality. To contribute to biodiversity. 	\mathbb{X}			within the internal courtyard.

Requirement	Yes	No	N/A	Comment
Design Practice • Improve the amenity of open space with landscape design which: provides appropriate shade from trees or structures; provides accessible routes through the space and between buildings; screens cars, communal drying areas,				A landscape plan prepared by Scott Carver is provided. The plans contain details of the landscape provision, species to be planted, maintenance and soil preparation.
 buildings, screens cars, communal drying areas, swimming pools and the courtyards of ground floor units; allows for locating art works where they can be viewed by users of open space and/or from within apartments. Contribute to streetscape character and the amenity of the public domain by: relating landscape design to the desired proportions and character of the streetscape; using planting and landscape elements appropriate to the scale of the development; mediating between and visually softening the bulk of large development for the person on the street. 				Planter boxes are shown to be 500 to 1000 mm deep depending on the type of planting involved. A good range of tree and shrubs are to be planted as part of the landscape theme across the site.
• Improve the energy efficiency and solar efficiency of dwellings and the microclimate of	\square			
 private open spaces. Design landscape which contributes to the site's particular and positive characteristics. 	\square			
• Contribute to water and stormwater efficiency by integrating landscape design with water and	\square			
 stormwater management. Provide a sufficient depth of soil above paving slabs to enable growth of mature trees. Minimise maintenance by using robust landscape elements. 	\boxtimes			
Open Space		-		
Objectives • To provide residents with passive and active recreational opportunities.	\boxtimes			The proposed development is considered to be consistent with the Open Space
• To provide an area on site that enables soft landscaping and deep soil planting.	\square			objectives communal open space is provided in the form of an internal
• To ensure that communal open space is consolidated, configured and designed to be useable and attractive.	\square			courtyard allowing for passive and active recreation.
 To provide a pleasant outlook. 	\square			

Requirement	Yes	No	N/A	Comment
Design Practice				
Provide communal open space with is	\square			A communal open space is provided within the development site. The main area is the
appropriate and relevant to the building's setting.Where communal open space is provided,				central courtyard surrounded by each side
facilitate its use for the desired range of activities	\square			of the building and contains landscaping
by locating it in relation to buildings to optimise				and feature elements to allow for passive
solar access to apartments; consolidating open				and active recreation.
space on the site into recognisable areas with				All an antino anto ana menuida duvith at lagat 4
reasonable space, facilities and landscape; designing its size and dimensions to allow for the				All apartments are provided with at least 1 suitably sized area of private open space
program of uses it will contain; minimising				in the form of a terrace or balcony. Many
overshadowing; carefully locating ventilation duct				of the level one and parts of level 2 and 7
outlets from basement car parks.				apartments are provided with courtyards
• Provide open space for each apartment capable	\square			for private use. A community room is also
of enhancing residential amenity in the form of				provided with the development.
balcony, deck, terrace, garden, yard, courtyard and/or roof terrace.				Private open spaces are positioned to
 Locate open space to increase the potential for 	\square			optimise solar access or view lines internal
residential amenity by designing apartment				or external to the site.
buildings which: are sited to allow for landscape				
design; are sited to optimise daylight access in				
winter and shade in summer; have a pleasant outlook; have increased visual privacy between				
apartments.				
Provide environmental benefits including habitat	\square			
for native fauna, native vegetation and mature				
trees, a pleasant microclimate, rainwater				
percolation and outdoor drying area.				The common open space proposed
• The area of communal open space required should generally be at least 25-30% of the site		\square		1743 sqm which represents 19.4%. This
area. Larger sites and brown field sites may have				is considered to be acceptable as all
potential for more than 30%.				apartments are provided with their own private open space either in the form of
				balconies, courtyards or in some
				instances, both. Further a podium level
				providing public open space of 300
				sqm is proposed.
• Where developments are unable to achieve the			\square	
recommended communal open space, they must				
demonstrate that residential amenity is provided in the form of increased private open space and/or a				
contribution to public open space.				
• Minimum recommended area of private open				Many of the ground level apartments
space for each apartment at ground level or		\square		facing the street and/or internal
similar space on structure is 25sqm and the minimum preferred dimension is 4 metres.				courtyard feature courtyards. They vary
				in size from 21 square metres for the
				smaller areas to 56 square metres for the larger areas.
				the larger areas.
				Apartments G1-106, G3-711 and G3-811
				feature courtyards of 21-24 square
				metres. Amenity is not adversely affected for the three apartments as
				adequate open space is provided when
				combined with the communal open
				space provided.
Orientation				

Requirement	Yes	No	N/A	Comment
Objectives • To optimise solar access to residential apartments within the development and adjacent development.				The proposed development is considered to be consistent with the Orientation objectives as it is consistent with the layout
• To contribute positively to desired streetscape character.	\square			envisaged by site and locality specific DCP.
 To support landscape design of consolidated open space areas. To protect the amenity of existing development. To improve the amenity of existing development. 				Existing developments are not duly affected and are to be demolished for future redevelopment.
 <u>Design Practice</u> Plan the site to optimise solar access by: positioning and orienting buildings to maximise north facing walls (within 30⁰ east and 20⁰ west of north) where possible; and providing adequate building separation within the development and to adjacent buildings. 				The general layout is considered to be the most appropriate with regard to position and street setbacks.
 Select building types or layouts which respond to the streetscape while optimising solar access. Where streets are to be edged and defined by buildings: align buildings to the street on east-west streets; and use courtyards, L-shaped configurations and increased setbacks to northern side boundaries on north-south streets. 				There is one residential tower which provides a significant point of entry to the neighbourhood and establishes identity and focus for block G.
• Optimise solar access to living spaces and associated private open spaces by orienting them to the north.				The remaining part of the building wraps around the central car park. An internal common space is provided with access from within the development.
• Detail building elements to modify environmental conditions as required to maximise sun access in winter and sun shading in summer.				The internal common space provides good separation between building elements which allows sunlight to penetrate into the open space area. The design is considered to satisfy the criteria stated here.
Planting on Structures				
Objectives • To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards.				The proposed development is considered to be consistent with the Planting on Structures objectives as adequate soil
• To encourage the establishment and healthy growth of trees in urban areas.	\square			depth is provided above the parking level podium to allow the communal open space area to be landscaped.

Requirement	Yes	No	N/A	Comment
Design Practice				
• Design for optimum conditions for plant growth by: providing soil depth, soil volume and soil area appropriate to the size of the plants to be established; providing appropriate soil conditions and irrigation methods, providing appropriate				The depth of soil within the central communal open space area (above the parking level podium) is to be of sufficient depth to support the tree plantings.
 drainage. Design planters to support the appropriate soil depth and plant selection by: ensuring planter proportions accommodate the largest volume of soil possible; and providing square or rectangular planting areas rather than long narrow linear areas. Minimum soil depths will vary depending on the size of the plant however soil depths greater than 1.5 metres are unlikely to have any benefits for tree growth. 				
• Increase minimum soil depths in accordance with: the mix of plants in a planter; the level of landscape management; anchorage requirements of large and medium trees; soil type and quality.				The planter boxes are to feature shrubs and planting of small trees.
 Minimum standards: Large trees such as figs (canopy diameter of up to 16 metres at maturity): Minimum soil volume 150cum; Minimum soil depth 1.3 metres; 				
 Minimum soil area 10 metres by 10 metres. Medium trees (canopy diameter of up to 8 metres at maturity): Minimum soil volume 35cum; Minimum soil depth 1 metre; 				
 Approximate soil area 6 metres by 6 metres. Small trees (canopy diameter of up to 4 metres at maturity): Minimum soil volume 9cum; Minimum soil depth 800mm; Approximate soil area 2.5 metres by 2.5 metres 				
 Approximate soil area 3.5 metres by 3.5 metres. Shrubs: 				
 Minimum soil depths 500-600mm Ground cover: 	\boxtimes			
 Minimum soil depths 300-450mm Turf: Minimum soil depth 100-300mm Any subsurface drainage requirements are in addition to the minimum soil depths. 	\boxtimes			
Stormwater Management		1		
Objectives • To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways.				Stormwater drainage design is considered acceptable subject to detailed conditions to be included in any consent issued for
• To preserve existing topographic and natural features including waterways and wetlands.	\square			the development.
• To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity.	\square			

Requirement	Yes	No	N/A	Comment
Design Practice				
• Reduce the volume impact of stormwater on	\square			Stormwater drainage design is considered
infrastructure by retaining it on site.				acceptable subject to the inclusion of
Optimise deep soil zones. All development must	\square			detailed conditions, should the application
address the potential for deep soil zones.				be recommended for approval.
• On dense urban sites where there is no				
potential for deep soil zones to contribute to				
stormwater management, seek alternative				
solutions.				
• Protect stormwater quality by providing for	\square			
stormwater filters, traps or basins for hard				
surfaces, treatment of stormwater collected in				
sediment traps on soils containing dispersive				
clays.				
• Reduce the need for expensive sediment trapping techniques by controlling erosion.	\square			
 Consider using grey water for site irrigation. 	\square			
Safety				
	ſ	1	r	
Objectives				The proposed development is considered
• To ensure residential flat developments are safe and secure for residents and visitors.				to be consistent with the Safety objectives
 To contribute to the safety of the public domain. 	\square			as secure access to communal entries to
				the building and as casual surveillance of
				the public domain from living and open
				space areas is to be provided.
Design Practice				
Reinforce the development boundary to	\square			As mentioned above, suitable landscaping
strengthen the distinction between public and				and fencing is to be provided to
private space. This can be actual or symbolic and				boundaries between public and private
may include: employing a level change at the site				areas. Level changes along street
and/or building threshold; signage; entry awnings;				elevations aide in providing additional
fences; walls and gates; change of material in				physical barriers.
paving between the street and the development.				
• Optimise the visibility, functionality and safety of	\square			Communal building entries are to be
building entrances by: orienting entrances towards				orientated to the adjoining street and have
the public street; providing clear lines of sight				greater setbacks, lighting, open forecourts
between entrance foyers and the street; providing				and glazed elevations to provide for a
direct entry to ground level apartments from the				suitable level of visibility and functionality. Internally, direct and convenient access
street rather than through a common foyer; direct and well lit access between car parks and				ways from the communal courtyard and
dwellings, between car parks and lift lobbies and				from parking levels to the building are
to all unit entrances.				proposed.
 Improve the opportunities for casual 				L L
surveillance by: orienting living areas with views	\square			
over public or communal open spaces where				
possible; using bay windows and balconies which				
protrude beyond the main façade and enable a				
wider angle of vision to the street; using corner				
windows which provide oblique views of the street;				
providing casual views of common internal areas,				
such as lobbies and foyers, hallways, recreation				
areas and car parks.				
• Minimise opportunities for concealment by:	\square			
avoiding blind or dark alcoves near lifts and				
stairwells, at the entrance and within indoor car				
parking, along corridors and walkways; providing				
well lit routes throughout the development;				
providing appropriate levels of illumination for all				
common areas; providing graded illumination to				
car parks and illuminating entrances higher than				Secure access doors/gates are to be
the minimum acceptable standard.Control access to the development by: making	\square			provided to communal access points,
apartments inaccessible from the balconies, roofs				physical barriers are to be provided
and windows of neighbouring buildings;				between private open spaces and an
separating the residential component of a				intercom system to access pedestrian and
development's car parking from any other building				vehicular access ways is to be provided to
use and controlling car park access from public				all apartments.

Requirement	Yes	No	N/A	Comment
and common areas; providing direct access from car parks to apartment lobbies for residents; providing separate access for residents in mixed- use buildings; providing an audio or video intercom system at the entry or in the lobby for visitors to communicate with residents, providing key card access for residents.				There are five lifts within the development linking all floors and the car park levels.
• Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.				A crime risk analysis report was submitted with the application which details a suite of features to minimise crime within the building grounds and general locality.
Visual Privacy	r	r –	1	
 <u>Objectives</u> To provide reasonable levels of visual privacy externally and internally during the day and night. To maximise outlook and views from principal 				The proposed development is considered to be consistent with the Visual Privacy Objectives as outlook of open space is
rooms and private open space without compromising visual privacy.				maximised where possible, without creating adverse impacts.
 <u>Design Practice</u> Locate and orient new development to maximise visual privacy between buildings on site and adjacent buildings by providing adequate building separation, employing appropriate rear and side setbacks, utilise the site layout to increase building separation. 				Generally, for much of the development, building separation, location of windows and private open spaces and the use of privacy screening are satisfactory.
 Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: balconies to screen other balconies and any ground level private open space; separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space. 				
• Use detailed site and building design elements to increase privacy without compromising access to light and air.				
Building Entry			-	
 <u>Objectives</u> To create entrances which provide a desirable residential identity for the development. 	\boxtimes			The proposed development is considered to be consistent with the Building Entry
 To orient the visitor. To contribute positively to the streetscape and building facade design. 	\boxtimes			Objectives as multiple communal entries which are easily identifiable are proposed.

Requirement	Yes	No	N/A	Comment
 <u>Design Practice</u> Improve the presentation of the development to the street by: locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street. 				Multiple communal entries are to be provided facing the streets / roadways. There are three critical entry points to the development for pedestrians located along the northern, eastern and western elevation of the building. There is a vehicular access point facing south which will connect to Park Street North when constructed.
• Provide as direct a physical and visual connection as possible between the street and the entry.	\square			They are communal entry points that will have reasonable pedestrian traffic.
 Achieve clear lines of transition between the public street, the shared private circulation spaces and the apartment unit. Ensure equal access for all. Provide safe and secure access. Provide safe and secure access. 				Entry foyers are spacious, feature glazing for clear sight lines to the roadways and will be secured with resident-access locked doors.
• Provide separate entries from the street for pedestrians and cars; different uses and ground floor apartments.				There are five lift wells to be constructed within the building. Each lift provides full access throughout the complex and various floors. There is one access facing north featuring a lift well, one access point facing south featuring a lift well, 1 also on the west and two access points facing east featuring lift wells.
• Design entries and associated circulation space of an adequate size to allow movement of furniture between public and private spaces.				The entry foyers also allow equitable access to the building complex.
• Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street.	\square			Appropriate conditions can be imposed with respect to design of mailboxes.
Parking	1		1	
Objectives • To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport - public transport,				The proposed development is consistent with the Parking objectives as suitable number of resident and visitor car,
 bicycling and walking. To provide adequate car parking for the building's users and visitors depending on building type and proximity to public transport. 				motorbike and bicycle spaces are provided within the underground levels which do not impact upon the aesthetic design of the building.
• To integrate the location and design of car parking with the design of the site and the building.	\square			

Requirement	Yes	No	N/A	Comment
Design Practice				
• Determine the appropriate car parking spaces in relation to the development's proximity to public transport, shopping and recreational facilities; the density of the development and the local area; the site's ability to accommodate car parking.				There are 407 car parking spaces provided to support the development. Of that 36 spaces are provided for use for visitors. An additional 26 on street parking spaces will be created as a result of the
• Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.				development. There are 33 spaces allocated for use for people with disabilities and 26 spaces are allocated for commercial parking.
• Give preference to underground parking wherever possible. Design considerations include: retaining and optimising the consolidated areas of deep soil zones; facilitating natural ventilation to basement and sub-basement car parking areas; integrating ventilation grills or screening devices of car park openings into the façade design and landscape design; providing safe and secure access for building users, including direct access to residential apartments where possible; provide a logical and efficient structural grid.				In general, the development requires a minimum number of 390 spaces being 347 spaces for the residents, 43 spaces for visitor use and 12 spaces for commercial.
• Where aboveground enclosed parking cannot be avoided ensure the design of the development mitigates any negative impact on streetscape and street amenity by avoiding exposed parking on the street frontage; hiding car parking behind the building façade – where wall openings occur, ensure they are integrated into the overall façade scale, proportions and detail; wrapping the car				The car park is located at grade and above ground due to a site constraint specific to excavation and water tables. The portions of car parking structures above ground are substantially hidden from view in this development by apartment units which will surround the car park area.
 parks with other uses. Minimise the impact of on grade parking by: locating parking on the side or rear of the lot away from the primary street frontage; screening cars from view of streets and buildings; allowing for safe and direct access to building entry points; incorporating parking into the landscape design of the site. Provide bicycle parking which is easily accessible from ground level and from apartments. 				Parking levels have appropriate ventilation intakes with proposed exhaust plenums extending to each level, secure access and direct and convenient access to the building with five lifts providing access from the car park area to the residential complex. Only causal on-street parking is provided at ground level as required by the Street provisions of the HBW DCP as amended.
				Bicycle storage areas are provided within the parking levels and are suitably accessible.
Pedestrian Access				
 <u>Objectives</u> To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain. To ensure that residents, including users of 	\boxtimes			The proposed development is considered to be consistent with the Pedestrian Access objectives as barrier free communal entries are provided to access
strollers and wheelchairs and people with bicycles, are able to reach and enter their apartments and use communal areas via minimum grade ramps, paths, access ways or lifts.				cores of all units.

Requirement	Yes	No	N/A	Comment
Design Practice				
• Utilise the site and its planning to optimise	\square			The proposed building is stepped to reflect
accessibility to the development.				the new topography of the site.
• Provide high quality accessible routes to public	\square			
and semi-public areas of the building and the site,				Vehicular and pedestrian entries are well
including major entries, lobbies, communal open				separated and the proposed street
space, site facilities, parking areas, public streets				network provides vehicular and pedestrian
and internal roads.				links through the wider site.
• Promote equity by ensuring the main building	\square			Where appropriate, ground floor
entrance is accessible for all from the street and				Where appropriate, ground floor apartments have been designed to be
from car parking areas; integrating ramps into the				accessible from the street and their
overall building and landscape design.	\boxtimes			associated private open space or through
• Design ground floor apartments to be accessible from the street, where applicable, and				the basement levels with lift access.
to their associated private open space.				
Maximise the number of accessible, visitable				There are 68 adaptable apartments within
and adaptable apartments in a building.	\square			the development representing 21% of the
Separate and clearly distinguish between				total number of apartments.
pedestrian access ways and vehicle access ways.	\square			
• Consider the provision of public through site				Including access via the lifts, 38 or 12% of
pedestrian access ways in large development	\square			apartments would not achieve barrier free
sites.				access. The remainder of the apartments
• Identify the access requirements from the street	\square			have good access without significant
or car parking area to the apartment entrance.				barriers. This is made possible due to how
• Follow the accessibility standard set out in	\square			the lifts are arranged within the complex.
AS1428 as a minimum.				
• Provide barrier free access to at least 20% of	\square			
dwellings in the development.	\square			
Vehicle Access				
<u>Objectives</u>	5			
• To integrate adequate car parking and servicing	\square			The proposed development is considered
access without compromising street character,				to be consistent with the Vehicle Access
landscape or pedestrian amenity and safety.	\square			objectives. Vehicular access is from the rear via the future Park Street North.
To encourage the active use of street frontages.				
<u>Design Practice</u>Ensure that pedestrian safety is maintained by				Two vehicular access points are provided
minimising potential pedestrian/vehicle conflicts.	\square			from the southern side of the development
 Ensure adequate separation distances between 				being Park Street North to be constructed.
vehicular entries and street intersections.	\square			Each vehicular access point provides for
				two way traffic.
• Optimise the opportunities for active street				
frontages and streetscape design by: making	\square			This development features two vehicle
vehicle access points as narrow as possible; limit				access points capable of accommodating
the number of vehicle access ways to a minimum;				two way traffic. Access is isolated from the
locating car park entry and access from secondary				pedestrian access points.
streets and lanes.				Carbona callection is from within the
• Improve the appearance of car parking and	\square			Garbage collection is from within the
service vehicle entries by: screening garbage				building with an agreement for a shared garbage collection area with Block D
collection, loading and servicing areas visually				proposed. There is also a link between
away from the street; setback or recess car park				level 1 of Block G car park to the car park
entries from the main façade line; avoid 'black				of Block D. This is considered satisfactory.
holes' in the façade by providing security doors to car park entries; where doors are not provided,				
ensure that the visible interior of the car park is				
incorporated into the façade design and materials				
selection and that building services – pipes and				
ducts - are concealed; return the façade material				
into the car park entry recess for the extent visible				
from the street as a minimum.				
• Generally limit the width of driveways to a		\square		The driveway is 6.6 metres wide. A
maximum of 6 metres.		ٽئ		variation of 600 mm is not excessive given the scale of the development. A
• Locate vehicle entries away from main	\square			median strip separates the vehicle
pedestrian entries and on secondary frontages.				entry and exit travel path which
				necessitates a slightly wider driveway.
Part 03 Building Design	•	•	•	

Requirement	Yes	No	N/A	Comment
Apartment Layout				
<u>Objectives</u>				
• To ensure the spatial arrangement of	\square			The proposed development is considered
apartments is functional and well organised.To ensure that apartment layouts provide high				to be consistent with the Apartment Layout objectives as layouts are suitably sized to
standards of residential amenity.	\square			permit a satisfactory furniture layout and
• To maximise the environmental performance of				living areas are oriented to maximise solar
apartments.	\square			access and aspect.
• To accommodate a variety of household	\square			
activities and occupants' needs.				
Design Practice				
• Determine appropriate sizes in relation to: geographic location and market demands; the	\square			Apartment layouts are generally considered satisfactory in terms of
spatial configuration of an apartments;				orientating living areas and private open
affordability.				spaces to optimise solar access and
• Ensure apartment layouts are resilient over time	\boxtimes			aspect, allow for flexibility of furniture
by accommodating a variety of furniture				layout where possible, enable suitable
arrangements; providing for a range of activities				levels of visual acoustic privacy and are suitability dimensioned.
and privacy levels between different spaces within the apartment; utilising flexible room sizes and				suitability ulmensioned.
proportions or open plans; ensuring circulation by				The living area of each apartment is
stairs, corridors and through rooms is planned as				connected to a balcony, terrace or
efficiently as possible thereby increasing the				courtyard.
amount of floor space in rooms.	\boxtimes			
• Design apartment layouts which respond to the natural and built environments and optimise site				
opportunities by: providing private open space in				
the form of a balcony, terrace, courtyard or garden				
for every apartment; orienting main living areas				
toward the primary outlook and aspect and away				
from neighbouring noise sources or windows.				
• Locating main living spaces adjacent to main private open space; locating habitable rooms, and				
where possible kitchens and bathrooms, on the				
external face of buildings; maximising				
opportunities to facilitate natural ventilation and to				
capitalise on natural daylight by providing corner				
apartments, cross-over/cross-through apartments; split-level/maisonette apartments, shallow/single				
aspect apartments.				
• Avoid locating kitchen as part of the main	\square			The kitchens do not form part of the major
circulation spaces of an apartment, such as a	<u> </u>			circulation space of any apartment.
hallway or entry space.				
Include adequate storage space in apartment.	\square			All units are provided with adequate
• Include adequate storage space in apartment.				storage space in the apartment.
• Ensure apartment layouts and dimensions				
facilitate furniture removal and placement.	\square			
				There are 83 single aspect apartments
• Single aspect apartments should be limited in		\square		in the development. Of this figure 17
depth to 8 metres from a window.				have depths of greater than 8 metres
				representing 20% of the total number of
				single aspect apartments.
				The affected apartments have depths
				that vary around 10 metres. It is
				identified that the habitable rooms are
				less than 8 metres from windows but
				the variation occurs usually within the rear portions of the units being non-
				habitable utility functions.
				-
• The back of a kitchen should be no more than 8	\square			
metres from a window.				
• The width of cross-over/cross-through				

Requirement	Yes	No	N/A	Comment
apartments over 15 metres deep should be 4	\square			All cross through apartments are a
metres or greater.				minimum of 4 metres wide.
Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting				
and natural ventilation can be achieved,	\square			
particularly for habitable rooms.				
• If Council chooses to standardise apartment				
sizes, a range of sizes that do not exclude	\square			Amended plans have been submitted
affordable housing should be used. As a guide, the Affordable Housing Service suggest minimum				demonstrating compliance. Various 1 bedroom apartments have been expanded
apartment sizes: 1 bed = 50sqm, 2 bed = 70sqm,				to achieve an internal area of 50 sqm or
3 bed = 95sqm.				greater, whilst other 1 bedroom
				apartments have been converted into
				studios as they could not be revised to achieve the minimum internal area of 50
				sqm; however are larger than the RFDC
				rule of thumb for studio size of 38.5 sqm.
				The proposal is now deemed to be
				compliant with the apartment size requirements as follows:
				Studio (min. 40 to 51 sqm)
				1 Br (min. 50 to 58 sqm)
				2 Br (min. 65 to 80 sqm 3 Br (min. 89 to 93 sqm)
Apartment Mix				
<u>Objectives</u>		[
• To provide a diversity of apartment types, which	\square			The proposed development is considered
cater for different household requirements now and in the future.				to be consistent with the Apartment Mix objectives as a mixture of 1, 2 and 3
To maintain equitable access to new housing by	\square			bedroom apartments are proposed which
cultural and socio-economic groups.				will provide living spaces for most
Design Practice				household requirements.
Provide a variety of apartment types particularly	\square			The development has the following
in large apartment buildings. Variety may not be				bedroom mix:-
possible in smaller buildings (up to 6 units).				
• Refine the appropriate mix for a location by considering population trends in the future as well	\square			 Studio apartments = 21 (6%) 1 bedroom apartments = 140 (42%).
as present market demands; noting the				 2 bedroom apartments = 140 (4276). 2 bedroom apartments = 157 (48%).
apartment's location in relation to public transport,				• 3 bedroom apartments = $12 (4\%)$.
public facilities, employment areas, schools,				Total = 330 (100%)
universities and retail centres.				Due to the pressure of the related
• Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily		\square		Due to the presence of the raised podium, the level one apartment are
achieved.				raised somewhat above the street level.
				There are six apartments all with one
				bedrooms.
				There are no three bedroom apartments
				across Level one. No objection is
				raised to the configuration provided.
Optimise the number of accessible and	\square			There are 68 adaptable apartments within
adaptable units to cater for a wider range of				the development representing 21% of the
occupants.				total number of apartments.
Investigate the possibility of flexible apartment	\square			
configurations which support change in the future. Balconies	I		I	
Daloonico				

Requirement	Yes	No	N/A	Comment
Objectives				
• To provide all apartments with private open	\square			The proposed development is considered
space.				to be consistent with the Balconies
• To ensure balconies are functional and	\square			objectives as all apartments are provided
responsive to the environment thereby promoting				with suitably sized private open spaces
the enjoyment of outdoor living for apartment				which integrate with the overall
residents.				architectural form of the building and
• To ensure that balconies are integrated into the				provide casual overlooking of communal
overall architectural form and detail of residential	\square			and public areas.
flat buildings.				
• To contribute to the safety and liveliness of the	\square			
street by allowing for casual overlooking and				
address.				
Design Practice				
Where other private open space is not provided,	\square			All the apartments within the development
provide at least one primary balcony.				have at least one balcony, terrace or
• Primary balconies should be: located adjacent	\square			courtyard depending on location and
to the main living areas, such as living room,				aspect) with access from a living area.
dining room or kitchen to extend the dwelling living				
space; sufficiently large and well proportioned to				
be functional and promote indoor/outdoor livening				
- a dining table and 2 chairs (small apartment)				
and 4 chairs (larger apartment) should fit on the				
majority of balconies in the development.				
Consider secondary balconies, including Juliet	\square			Secondary balconies are provided to a
balconies or operable walls with balustrades, for				small number of apartments in the
additional amenity and choice: in larger				complex where space permits the
apartments; adjacent to bedrooms; for clothes				secondary features.
drying, site balconies off laundries or bathrooms				
and they should be screened from the public				
domain.				Drivete energine energine ere provided in the
• Design and detail balconies in response to the	\square			Private open spaces are provided in the
local climate and context thereby increasing the				form of courtyards and terraces for the
usefulness of balconies by: locating balconies				apartments.
which predominantly face north, east or west to				
provide solar access; utilising sun screens,				
pergolas, shutters ad operable walls to control				
sunlight and wind; providing balconies with				
operable screens, Juliet balconies or operable				
walls in special locations where noise or high				
windows prohibit other solutions; choose				
cantilevered balconies, partly cantilevered				
balconies and/or recessed balconies in response				
to daylight, wind, acoustic privacy and visual privacy; ensuring balconies are not so deep that				
they prevent sunlight entering the apartment				
below.				
 Design balustrades to allow views and casual 				A mix of solid and transparent balustrades
surveillance of the street while providing for safety	\square			are proposed through-out to maximise
and visual privacy.				solar access, casual surveillance and to
 Coordinate and integrate building services, such 				offer a mix of building materials and
as drainage pipes, with overall façade and	\square			finishes to the internal and external parts
balcony design.				of the building complex.
 Consider supplying a tap and gas point on 	\square			
primary balconies.				
 Provide primary balconies for all apartments 				
with a minimum depth of 2 metres (2 chairs) and	\square			All balconies have a minimum depth of 2.1
2.4 metres (4 chairs).				metres capable of accommodating 2
				chairs.
• Developments which seek to vary from the minimum standards must demonstrate that	\square			
negative impacts from the context – noise, wind,				
cannot be satisfactorily ameliorated with design				
solutions.				
Require scale plans of balcony with furniture				
layout to confirm adequate, useable space when	\square			
an alternate balcony depth is proposed.				
Ceiling Heights	1	1	1	1

Requirement	Yes	No	N/A	Comment
Objectives				
• To increase the sense of space in apartments and provide well proportioned rooms.	\square			The proposed development is considered to be consistent with the Ceiling Heights
• To promote the penetration of daylight into the depths of the apartment.	\square			objectives as suitable ceiling heights are provided for the residential nature of
• To contribute to flexibility of use.				apartments.
• To achieve quality interior spaces while				
considering the external building form				
requirements.				
<u>Design Practice</u>Design better quality spaces in apartments by	\square			The apartments in the complex above
using ceilings to define a spatial hierarchy				Level one will have floor to ceiling heights
between areas of an apartment using double				of 3.2 metres which is considered
height spaces, raked ceilings, changes in ceiling				acceptable for solar and light penetration
heights and/or the location of bulkheads; enable better proportioned rooms; maximise heights in				into the various apartments.
habitable rooms by stacking wet areas from floor				The BASIX Commitments will dictate
to floor; promote the use of ceiling fans for				additional upgrades required to the various
cooling/heating distribution.				apartments such as insulation to ensure
. Equilitate better encode to not red light by using	_			good internal residential amenity.
• Facilitate better access to natural light by using ceiling heights which enable the effectiveness of	\square			
light shelves in enhancing daylight distribution into				
deep interiors; promote the use of taller windows,				
highlight windows and fan lights. This is				
particularly important for apartments with limited light access such as ground floor apartments and				
apartments with deep floor plans.				
• Design ceiling heights which promote building				
flexibility over time for a range of other uses,				The building does not consist of any
including retail or commercial, where appropriate.				double height apartments. The allotment is identified predominantly for residential with
• Coordinate internal ceiling heights and slab levels with external height requirements and key	\square			a small component of commercial use at
datum lines.				street level.
• Count double height spaces with mezzanines			\square	
as two storeys.				
• Cross check ceiling heights with building height controls to ensure compatibility of dimensions,	\square			
especially where multiple uses are proposed.				
Minimum dimensions from finished floor level to			\square	
finished ceiling level:				The floor to ceiling heights proposed are
• Mixed use buildings: 3.3 metres minimum for			\square	I he floor to ceiling heights proposed are considered satisfactory.
ground floor retail/commercial and for first floor residential, retail or commercial.				
 ○ For RFBs in mixed use areas 3.3 metres 	\square			
minimum for ground floor;				
• For RFBs or other residential floors in mixed			\square	
use buildings: 2.7 metres minimum for all habitable rooms on all floors, 2.4 metres preferred				
minimum for non-habitable rooms but no less than				
2.25 metres;				
\circ 2 storey units: 2.4 metres for second storey if			\square	
50% or more of the apartments has 2.7 metres minimum ceiling heights;				
\circ 2 storey units with a 2 storey void space: 2.4			\square	
metres minimum;				
\circ Attic spaces: 1.5 metres minimum wall height at			\square	
 edge of room with a 30⁰ minimum ceiling slope. Developments which seek to vary the 				
recommended ceiling heights must demonstrate				
that apartments will receive satisfactory daylight.				
Flexibility				

Requirement	Yes	No	N/A	Comment
Objectives • To encourage housing designs which meet the broadest range of the occupants' needs as possible.	\boxtimes			The proposed development is considered to be consistent with the Flexibility objectives as layouts promote changes to
• To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of				furniture arrangement and a suitable number of apartments can be adapted to
use.To encourage adaptive reuse.To save the embodied energy expended in building demolition.	\boxtimes			the changing needs of residents.
 <u>Design Practice</u> Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long by: thin building cross sections, which are suitable for residential or commercial uses; a mix of apartment types; higher ceilings in particular on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or moveable wall systems. 				
• Provide apartment layouts which accommodate the changing use of rooms.	\square			Apartment layout provides for basic changes to internal configuration of
• Utilise structural systems which support a degree of future change in building use or configuration.	\square			furniture.
• Promote accessibility and adaptability by ensuring: the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided.				There are 68 adaptable apartments within the development representing 21% of the total number of apartments.
Ground Floor Apartments				
Objectives • To contribute to the desired streetscape of an area and to create active safe streets.	\boxtimes			The proposed development is considered to be consistent with the objectives as the
• To increase the housing and lifestyle choices available in apartment buildings.				design of the building complex provides for apartments to be oriented to all street frontages.

Requirement	Yes	No	N/A	Comment
Design Practice				
Design front gardens or terraces which	\square			All ground floor apartments are setback
contribute to the spatial and visual structure of the				from the boundaries with adjoining streets.
street while maintaining adequate privacy for				These setback areas are utilised for
apartment occupants.				private terraces accessible from internal
• Ensure adequate privacy and safety of ground	\square	\square		living areas and individual entries,
floor units located in urban areas with no street				bounded by fencing and landscaping
setbacks by: stepping up the ground floor level				which provides sufficient visual privacy.
from the level of the footpath a maximum of 1.2				
metres; designing balustrades and establishing				
window sill heights to minimise site lines into				
apartments, particularly in areas with no street				
setbacks; determining appropriateness of				
individual entries; ensuring safety bars or screens				
are integrated into the overall elevation design				
and detailing.				
• Promoting house choice by: providing private	\square			
gardens, which are directly accessible from the				
main living spaces of the apartment and support a				
variety of activities; maximising the number of				
accessible and visitable apartments on the ground floor; supporting a change or partial change in				
use, such as a home office accessible from the				
street or a corner shop.				
 Increase opportunities for solar access in 	\square			
ground floor units, particularly in denser areas by:				
providing higher ceilings and taller windows;				
choosing trees and shrubs which provide solar				
access in winter and shade in summer.				
• Optimise the number of ground floor apartments	\square			
with separate entries and consider requiring an				
appropriate percentage of accessible units.				
• Provide ground floor apartments with access to	\square			
private open space, preferably as a terrace or				
garden.				
Internal Circulation	1	1		
<u>Objectives</u>				
• To create safe and pleasant spaces for the	\square			The proposed development is considered
circulation of people and their personal				to be consistent with the Internal
possessions.				Circulation objectives as spacious access
• To facilitate quality apartment layouts, such as	\square			hallways and apartments are provided.
dual aspect apartments.				
• To contribute positively to the form and	\square			
articulation of the building façade and its relationship to the urban environment.				
 To encourage interaction and recognition 	\square			
between residents to contribute to a sense of				
community and improve perceptions of safety.				
community and improve perceptions of safety.				

Requirement	Yes	No	N/A	Comment
<u>Design Practice</u> • Increase amenity and safety in circulation spaces by: providing generous corridor widths and ceiling heights particularly in lobbies, outside lifts and apartment entry doors; providing appropriate levels of lighting, including the use of natural daylight where possible; minimising corridor				Corridor, foyer and hallway widths are adequately lit, articulated and produce good movements of people between apartments.
 lengths to give short, clear sight lines; avoiding tight corners; providing legible signage noting apartment numbers, common areas and general directional finding; providing adequate ventilation. Support better apartment building layouts by designing buildings with multiple cores which: increase the number of entries along a street; increase the number of vertical circulation points; give more articulation to the façade; limiting the number of units off a circulation core on a single level. 				Multiple access cores are provided to service the different areas of the complex.
 Articulate longer corridors by: utilising a series of foyer areas and/or providing windows along or at the end of a corridor. Minimise maintenance and maintain durability by using robust materials in common circulation 	\boxtimes			This is achieved where appropriate. Corridors with greater than 8 apartments featuring glazed elements to allow the penetration of natural light into the corridor
 areas. Where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to 8 - exceptions for: adaptive reuse 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. 				space created. There are between 9 and 12 apartments per corridor within the complex. However it is noted that the HBW DCP Amendment no. 1, permits apartments to exceed 8 per corridor. A satisfactory design solution is achieved in which the corridors are provided with glazed elements where
Mixed Use				possible to permit light penetration.

Requirement	Yes	No	N/A	Comment
Objectives				
• To support a mix of uses that complement and	\square			The proposal is a mixed use development
reinforce the character, economics and function of				and satisfies the objectives of this part.
the local area.				
Choose a compatible mix of uses.				
• Consider building depth and form in relation to				
each use's requirements for servicing and	\square			
amenity.				
• Design legible circulation systems, which				
ensure the safety of users by: isolating				
commercial service requirements such as loading				
docks from residential access, servicing needs				
and primary outlook; locating clearly demarcated				
residential entries directly from the public street;				
clearly distinguishing commercial and residential				
entries and vertical access points; providing				
security entries to all entrances into private areas,				
including car parks and internal courtyards;				
providing safe pedestrian routes through the site, where required.				
 Ensure the building positively contributes to the 				
public domain and streetscape by: fronting onto	\square			
major streets with active uses; avoiding the use of				
blank walls at the ground level.				
Address acoustic requirements for each use by:				
separate residential uses, where possible, from	\square			
ground floor retail or leisure uses by utilising an				
intermediate quiet-use barrier, such as offices;				
design for acoustic privacy from the beginning of				
the project to ensure that future services, such as				
air conditioning, do not cause acoustic problems				
later.				
• Recognising the ownership/lease patterns and	\square			
separating requirements for purposes of BCA.				
Storage			1	
Objectives				
• To provide adequate storage for everyday	\square			Most of the apartments are provided with
household items within easy access of the				adequate internal storage space.
apartment.				Otorene is being prepared to all write
• To provide storage for sporting, leisure, fitness	\square			Storage is being proposed to all units within the development. A total of 632 sqm
and hobby equipment.				within the development. A total of 632 sqm with a storage volume of 1435.50 cubic
				metres for unit storage is being provided.

Requirement	Yes	No	N/A	Comment
Design Practice • Locate storage conveniently for apartments including: at least 50% of the required storage within each apartment and accessible from either the hall or living area - best provided as cupboards accessible from entries and hallways and/or under internal stairs; dedicated storage rooms on each floor within the development, which can be leased by residents as required; providing dedicated and/or leasable storage in internal or basement car parks.				Apartments are to have varying levels of storage areas. Some are to have cupboards, study rooms and nooks while some do not have any substantial storage internally namely studios. Secure storage cages within the parking levels are provided to most apartments.
• Provide storage which is suitable for the needs of residents in the local area and able to accommodate larger items such as sporting equipment and bicycles.				Designated bicycle parking areas are provided in the parking levels.
• Ensure that storage separated from apartments is secure for individual use.	\square			
• Where basement storage is provided: ensure that it does not compromise natural ventilation in car parks or create potential conflicts with fire				
 regulations; exclude it from FSR calculations. Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces. 				
 In addition to kitchen cupboards and wardrobes, provide accessible storage facilities at the following rates: Studio = 6cum; 1 bed = 6cum; 2 bed = 8cum; 				A total of 632 sqm with a storage volume of 1435.50 cubic metres for unit storage is being provided. A matrix schedule and supporting plans have been provided showing:
○ 3+ bed = 10cum.				 1 Br = min. 3 cubic metres 2 Br = min. 4 cubic metres 3 Br = min. 5 cubic metres
				And the 6 levels of parking provides 330 storage spaces to compensate for 50% of each apartments required storage space.
				This is considered to be satisfactory to demonstrate compliance.
Acoustic Amenity				
Objectives • To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.				The proposed development is considered to be consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation and the grouping of like-use rooms in apartments.
Requirement	Yes	No	N/A	Comment
--	-----------	----	-----	---
Design Practice	1			
• Utilise the site and building layout to maximise	\square			Suitable building separation is provided to
the potential for acoustic privacy by providing				allow private open space areas to be
adequate building separation within the				located away from each other.
development and from neighbouring buildings.				
• Arrange apartments within a development to	\square			Like-use areas of apartments are grouped
minimise noise transition between flats by:				to avoid acoustic disturbance of neighbouring apartments where possible,
locating busy, noisy areas next to each other and quieter areas next to other quieter areas (kitchen				i.e. bedrooms adjoin bedrooms and living
near kitchen, bedroom near bedroom); using				areas adjoin living areas.
storage or circulation zones within an apartment to				
buffer noise from adjacent apartments,				
mechanical services or corridors and lobby areas;				
minimising the amount of party walls with other				
apartments.	\square			
• Design the internal apartment layout to separate				Where possible, noisier areas such as
noisier from quieter spaces by: grouping uses				bathrooms and laundries are distanced from bedrooms.
within an apartment – bedrooms with bedrooms				nom bedrooms.
and service areas like kitchen, bathroom, laundry together.				
Resolve conflicts between noise, outlook and	\square			The Acoustic Report provided with the
views by using design measures including: double				application, prepared by Acoustic Logic
glazing, operable screened balconies; continuous				Consultancy Pty Ltd, dated 2 July 2013,
walls to ground level courtyards where they do not				Revision 0, report reference
conflict with streetscape or other amenity				20130522.1/0207A/R0/HP provides
requirements.	\square			Acoustic criteria and recommended
Reduce noise transmission from common				construction methods for the complex.
corridors or outside the building by providing seals				
at entry doors.				
Daylight Access	r –		r	
<u>Objectives</u>To ensure that daylight access is provided to all				The proposed development is considered
habitable rooms and encouraged in all other areas	\square			to be generally consistent with the Daylight
of residential flat development.				Access Objectives as the orientation of
• To provide adequate ambient lighting and	\square			living areas allows for daylight infiltration.
minimise the need for artificial lighting during	\square			
daylight hours.				
• To provide residents with the ability to adjust the	\square			
quantity of daylight to suit their needs.				
Design Practice				The second
• Plan the site so that new residential flat	\square			There are many apartments facing north,
development is oriented to optimise northern				east or west that receives an adequate amount of solar penetration from March
aspect.				through to September. However there are
• Ensure direct daylight access to communal	\square			a number of apartments facing south that
open space between March and September and				do not receive significant solar penetration.
provide appropriate shading in summer.				However, skylights have been proposed to
				units located at the top to optimise light
• Optimise the number of apartments receiving				penetration.
daylight access to habitable rooms and principal	\square			
windows: ensure daylight access to habitable				The shadow plans provided indicate that
rooms and private open space, particularly in				the communal open space will receive sufficient daylight access.
winter; use skylights, clerestory windows and				suncient daylight access.
fanlights to supplement daylight access; promote two storey and mezzanine, ground floor				Apartment living areas and bedrooms are
apartments or locations where daylight is limited to				provided with openings to outdoor space
facilitate daylight access to living rooms and				to maximise access to daylight and where
private open spaces; limit the depth of single				possible, north facing openings, living
aspect apartments; ensure single aspect, single				areas and open spaces are optimised.
storey apartments have a northerly or easterly				
aspect; locate living areas to the north and service				It should be noted that given the block plan
areas to the south and west of development; limit				and building height massing, some overshadowing is considered to be
the number of south acing apartments and increase their window area; use light shelves to				unavoidable which makes compliance with
reflect light into deeper apartments.				solar access control onerous to achieve.
• Design for shading and glare control,				Overhanging balconies and louvers are

Requirement	Yes	No	N/A	Comment
particularly in summer: using shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting; optimising the number of north facing living spaces; providing external horizontal shading to north facing windows; providing vertical shading to east or west windows; using high performance glass but minimising external glare off windows (avoid reflective films, use a glass reflectance below 20%, consider reduced tint glass).				proposed especially for the upper floors that have significant exposure to the summer sun.
• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.	\boxtimes			Skylights are proposed for the top floor apartments improving light penetration to various apartments – in particular the solar
• Where light wells are used: relate light well dimensions to building separation; conceal building services and provide appropriate detail and materials to visible walls; ensure light wells are fully open to the sky; allow exceptions for adaptive reuse buildings, if satisfactory performance is demonstrated.				amenity to the south facing single aspect apartments.
• Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter. In dense urban areas, a minimum of 2 hours may be acceptable.				The applicant has provided a shadow statistics schedule that shows that 278 (84%) of apartments achieve the minimum 2 hours of solar access between 9am and 3pm in mid-winter.
• Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed.		\square		There are 36 apartments being single aspect south facing, which represents
• Developments which seek to vary from the minimum standards must demonstrate how site constrains and orientation prohibits the achievement of these standards and how energy efficiency is addressed.				10.9% of the development. Further it is considered that some of the apartments are not exactly single aspect apartments and if excluded would reduce the count and result in 27 "single aspect apartments with a southerly aspect" representing only 8% of all apartments.
Natural Ventilation	r	1	r	
Objectives • To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants.				The proposed development is considered to be consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable
• To provide natural ventilation in non-habitable rooms, where possible.				rooms, have sufficient openings for ventilation. The BASIX commitments
• To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.	\square			dictate energy consumption requirements.

Requirement	Yes	No	N/A	Comment
 <u>Design Practice</u> Plan the site to promote and guide natural breezes by: determining prevailing breezes and orient buildings to maximise use, where possible; locating vegetation to direct breezes and cool air as it flows across the site and by selecting planting or trees that do not inhibit air flow. 				The building and apartment layouts are designed to maximise natural ventilation through the use of open-plan living areas and generous openings to living areas and bedrooms.
• Utilise the building layout and section to increase the potential for natural ventilation.	\square			
• Design the internal apartment layout to promote natural ventilation by: minimising interruptions in air flow through an apartment; grouping rooms with similar usage together.				
• Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout.	\square			
Coordinate design for natural ventilation with passive solar design techniques.	\boxtimes			
 Explore innovative technologies to naturally ventilate internal building areas or rooms. Building depths which support natural ventilation typically range from 10-18 metres. 				As discussed previously under building separation section of the report. Despite the building depth, the residential towers achieve satisfactory daylight and natural ventilation given the orientation of the site.
• 60% of residential units should be naturally cross ventilated.	\boxtimes			It is identified that 247 apartments have access to natural ventilation due to their position representing 75% of the total
• 25% of kitchens within a development should have access to natural ventilation.	\boxtimes			number of apartments. All kitchen areas have access to natural
• Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.				ventilation and the back of a kitchen is no more than 8 metres from a window.
Awnings and Signage	1	r	1	r
 <u>Objectives</u> To provide shelter for public streets. To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design 	\boxtimes			The Awnings and Signage Objectives are complied with. Signages proposed are for business identification purposes only and is consistent with the SEPP 64 requirements.

Requirement	Yes	No	N/A	Comment
Design Practice				
Awnings				
• Encourage pedestrian activity on streets by	\square			Awnings will be only be proposed over the
providing awnings to retail strips, where				commercial/retail tenancies and
appropriate, which: give continuous cover in areas				surrounding public domain area where
which have a desired pattern of continuous				appropriate.
awnings; complement the height, depth and form				
of the desired character or existing pattern of				
awnings; provide sufficient protection for sun and				
rain.				
• Contribute to the legibility of the residential flat	\square			
development and amenity of the public domain by				
locating local awnings over building entries.				
• Enhance safety for pedestrians by providing	\square			
under-awning lighting. <i>Signage</i>				
Councils should prepare guidelines for signage			\square	Proposed signages are compliant with the
based on the desired character and scale of the				SEPP 64 requirements for business
local area.				identification.
• Integrate signage with the design of the				
development by responding to scale, proportions			\square	
and architectural detailing.				
• Provide clear and legible way finding for				
residents and visitors.			\square	
Facades			1	
Objectives				
• To promote high architectural quality in	\square			The proposed development is considered
residential flat buildings.				to be consistent with the Facade
• To ensure that new developments have facades	\square			objectives as elevations of high
which define and enhance the public domain and				architectural design quality which include
desired street character.				modulation and articulation are proposed.
• To ensure that building elements are integrated				
into the overall building form and façade design.	\square			
Design Practice				
• Consider the relationship between the whole	\square			Elevations are provided in accordance with
building form and the façade and/or building				the scale requirements of the Concept
elements.				Plan approval and Homebush Bay West
• Compose facades with an appropriate scale,	\square			Development Control Plan – Amendment 1. The design quality of the development is
rhythm and proportion, which respond to the				satisfactory.
building's use and the desired contextual character.				Salisiaciory.
Design facades to reflect the orientation of the				A high level of modulation, articulation and
site using elements such as sun shading, light	\square			architectural feature elements are
shelves and bay windows as environmental				incorporated to provide visually interesting
controls, depending on the façade orientation.				and varied facades.
• Express important corners by giving visual	\square			
prominence to parts of the façade.				Unsightly elements such as services,
Coordinate and integrate building services, such	\square			piping and plant is to be suitably located
as drainage pipes, with overall façade and				and/or screened so as not to detract from
balcony design.				the visual quality of facades.
Coordinate security grills/screens, ventilation				
louvres and car park entry doors with the overall				
façade design.				
Roof Design				
Objectives				
• To provide quality roof designs, which	\square			The proposed development is considered
contribute to the overall design and performance				to be consistent with the Roof Design
of residential flat buildings.				objectives as a flat roof with no elements
• To integrate the design of the roof into the	\square			which detract from the overall building
overall façade, building composition and desired				appearance is proposed.
contextual response.	\square			
• To increase the longevity of the building through				
weather protection.			1	

Requirement	Yes	No	N/A	Comment
 <u>Design Practice</u> 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. This includes the 	\boxtimes			The proposed building is to have a flat roof which will not have any impact upon its overall appearance.
design of any parapet or terminating elements and the selection of roof materials.Design roofs to respond to the orientation of the site.	\square			
• Minimise the visual intrusiveness of service elements (lift overruns, service plants, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes, signage) by integrating them into the design of the roof.				The maximum height of the building complex including the 16 storey residential tower is 54.6 metres inclusive of the lift overruns, measured from the natural ground level. The 6 – 8 storey building
• Support the use of roofs for quality open space in denser urban areas by: providing space and appropriate building systems to support the				complex rises to a maximum height of 25 metres. There is some plant on the roof of the
 desired landscape design; incorporating shade structures and wind screens to encourage open space use; ensuring open space is accessible. Facilitate the use or future use of the roof for sustainable functions e.g. rainwater tanks, photovoltaics, water features. 				tower being the lift over runs and hot water systems; however these are not visible from the street and at close angles.
• Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments.			\square	
Energy Efficiency	1			
Objectives • To reduce the necessity for mechanical heating and cooling. • To reduce reliance on fossil fuels. • To minimise greenhouse gas emissions. • To support and promote renewable energy				The proposed development is considered to be consistent with the Energy Efficiency objectives as two BASIX Certificates which achieves the relevant energy targets is provided and the relevant commitments shown on plans.
initiatives. Design Practice Requirements superseded by BASIX.				The various BASIX Certificates for the buildings show that the development as a whole achieves the Pass Mark for energy and water conservation.
				The assessment of the BASIX Certificates is provided under State Environmental Planning Policy – BASIX above.
Maintenance	1			
 <u>Objectives</u> To ensure long life and ease of maintenance for the development. 				The proposed development is considered to be consistent with the Maintenance objectives as relevant conditions shall be included in any consent to ensure the site is suitably maintained.
 <u>Design Practice</u> Design windows to enable cleaning from inside the building, where possible. 	\square			Should the application be recommended for approval, relevant conditions in relation
• Select manually operated systems in preference to mechanical systems.	\square			to use of high-quality materials and general maintenance of the site shall be included in any consent that may be
• Incorporate and integrate building maintenance systems into the design of the building form, roof and façade.				issued.
• Select durable materials, which are easily cleaned and are graffiti resistant.				
• 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.				

Requirement	Yes	No	N/A	Comment
Waste Management				
Objectives				
• To avoid the generation of waste through	\square			The proposed development is considered
design, material selection and building practices.				to be consistent with the Waste
• To plan for the types, amount and disposal of	\square			Management objectives as suitable
waste to be generated during demolition,				arrangements and facilities for waste
excavation and construction of the development.				disposal and storage are proposed.
• To encourage waste minimisation, including	\square			
source separation, reuse and recycling.				
• To ensure efficient storage and collection of	\square			
waste and quality design of facilities.				
Design Practice				Internal garbage room with a garbage
• Incorporate existing built elements into new work, where possible.			\square	chute is provided at every level of the 4
Recycle and reuse demolished materials, where				buildings for the development.
possible.	\square			
• Specify building materials that can be reused				The basement garbage truck collection
and recycled at the end of their life.	\square			facility is proposed to be shared with Block
 Integrate waste management processes into all 	\square			D with access from Park Street North.
stages of the project, including the design stage.				
• Support waste management during the design	\square			A waste management report prepared by
stage by: specifying modestly for the project				Lucus Consulting engineers P/L dated
needs; reducing waste by utilising the standard				5/7/13 revision 1,A. accompanies the
product/component sizes of materials to be used;				development application describes waste
incorporating durability, adaptability and ease of				removal in detail.
future service upgrades.				The report addresses waste management,
• Prepare a waste management plan for green	\square			ventilation, bin washing prevention of
and putrescible waste, garbage, glass, containers				vermin and cleaning.
and paper.				
• Locate storage areas for rubbish bins away from the front of the development where they have a	\square			The report shall form part of any approved
significant negative impact on the streetscape, on				stamped plans and documentation should
the visual presentation of the building entry and on				the development application be approved.
the amenity of residents, building users and				
pedestrians.				
• Provide every dwelling with a waste cupboard or	\square			
temporary storage area of sufficient size to hold a				
single day's waste and to enable source				
separation.				
• Incorporate on-site composting, where possible,			\square	
in self contained composting units on balconies or				
as part of the shared site facilities.	\square			
• Supply waste management plans as part of the DA submission.				
Water Conservation				
Objectives				
 To reduce mains consumption of potable water. 	\square			The proposed development is considered
• To reduce the quantity of urban stormwater				to be consistent with the Water
runoff.				Conservation objectives as on-site
				detention and a suitable stormwater
Design Prosting				drainage plan is proposed.
 Design Practice Requirements superseded by BASIX. 				The design practice requirements are
			\square	superseded by commitments listed in the
				accompanying BASIX Certificate.

Regional Environmental Plans

The proposed development is affected by the following Regional Environmental Plans:

Sydney Regional Environmental Plan No. 24 - Homebush Bay Area

The relevant requirements and objectives of Sydney Regional Environmental Plan Number 24 have been considered in the following assessment table.

Requirement	Yes	No	N/A	Comment
Clause 5 - Suspension of certain laws (1) s33 of the Sydney Harbour Trust Act 1900 and any agreement or covenant do not apply to any development permitted under this plan to the extent necessary to enable the development to be carried				As noted this section does not apply to the proposed development.
out in accordance with this plan. (2)Before this plan was made, the Governor approved of the making of this clause on the recommendation of the Minister made with the concurrence of the Minister administering the Sydney Harbour Trust Act 1900.				
Clause 10 - Consent Authorities (1) The relevant council is the consent authority for land in the Homebush Bay Area (including land/water interface development), except as provided by subclause (3), the Act and the <u>Sydney</u> <u>Olympic Park Authority Act 2001</u> . (2) (Repealed)				In accordance with Section 23G of the Environmental Planning and Assessment Act 1979 (as amended), Council's power as consent authority is passed onto the Joint Regional Planning Panel - Sydney West.
 (3) The Minister for Transport has the function of determining all development applications for consent for water-based development. (4)–(7) (Repealed) 				With the cost of works (Capital Investment Value) at \$86 million, The Joint Regional Planning Panel is the determining authority.
Clause 11 - Permissible Uses Development of land within the Homebush Bay Area may be carried out for any purpose that the consent authority considers to be consistent with any one or more of the planning objectives for the Homebush Bay Area.				Proposed development type:- Mixed use development. The development is considered to be permissible with consent.
The following development may be carried out, but only with development consent, on land shown coloured and described as "residential", "Village Centre" or "High Tech Business Park" on the Homebush Bay Map:				
Subdivision, or Development for the purposes of a building, work, place or land use specified in Schedule 8 in relation to the land concerned.				
In Schedule 8:				
(a) terms used in that Schedule that are defined in the <u>Environmental Planning and Assessment</u> <u>Model Provisions 1980</u> have the same meanings as they have in those model provisions, and				
(b) solar generating work means a device that captures solar energy for use on a site or for transferral to an electricity grid.				A solar generating work is not proposed.

Requirement	Yes	No	N/A	Comment
Clause 12 Planning Objectives				
Regional Role and Land Use (a) To promote development of major public facilities and other public facilities that will establish the Homebush Bay Area, and Sydney Olympic			\square	The proposed development does not constitute a major public facility.
Park in particular, as a centre for hosting regional, State, national and international events. (b) To preserve and protect the Homebush Bay Area's regionally significant wetlands and woodlands in Sydney Olympic Park.	\boxtimes			The proposed development will not have any significant detrimental impact upon wetlands and woodlands.
(c) To promote a variety of development and land uses other than those referred to in paragraph (a) (for example, commercial, retail , industrial, residential , recreational, open space, institutional and tourism usea) but only if the type and parties				The development application will facilitate mixed use development and the redevelopment of the land from industrial
and tourism uses), but only if the type and scale of those uses do not prevent the use or reduce the attractiveness or suitability of the Homebush Bay Area, and Sydney Olympic park, in particular, for development referred to in paragraph (a). (d) To permit a range of ancillary development and land uses (for example, roads, parking areas, public transport, utility services, remediation of land, flood mitigation, drainage works, land filling, earthworks, clearing, site rehabilitation and dredging works.				use to residential and to a lesser extent commercial/retail use along the Burroway Road frontage as per the desired future character of the area that is earmarked for such development.
Relationship to Surrounding Sites and Areas (e) To integrate the Homebush Bay Area, and Sydney Olympic Park, in particular, with the regional transport network, whether on land or water, including public transport systems, roads, cycle ways and walkways.				The proposed development forms part of a VPA agreement for the provision of a new bridge link between Homebush Bay West and the Rhodes Peninsula. The site is well positioned to utilise existing ferry, bus and cycle routes established in the precinct.
(f) To protect the Homebush Bay Area and land surrounding it from adverse effects resulting from the holding of major public events. Quality and Nature of Urban Form			\boxtimes	The proposed development does not constitute a major public facility and thus will not cause any such adverse effects.
(g) To promote co-ordinated, sensitive and high quality development in the Homebush Bay Area through the adoption of overall guidelines for development relating to, for example, urban design,			\boxtimes	Ecological sustainable development principles have been implemented in the proposed design. Every apartment in the development is covered by the BASIX
landscaping and signage. (h) To promote ESD.			\square	Certificates and BASIX Commitments.
(i) To take advantage of the proximity of the Homebush Bay Area to the Parramatta River and			\square	The site is not situated close enough to the waterways.
Homebush Bay by encouraging development that preserves and improves views from and of the waterfront and to enhance public access to those				Environmental protection:
 (j) To enable the habitat of birds protected under international agreements for the protection of migratory birds to be conserved. 				There are no existing environmentally sensitive areas or bird habitats within the existing site. The Millennium Parklands are located to the west of the subject site (across Hill Road to the west) but any detrimental impact is considered negligible.
				The subject site does not contain any items listed under Schedule 5 of the SREP.

Requirement	Yes	No	N/A	Comment
Clause 12 continued				
Environmental and Heritage Protection (k) To protect sensitive natural environments, such as wetlands, woodlands and grasslands/wetlands (as shown on the map marked "Homebush Bay Area - Environmental Conservation Areas Map"), by identifying environmental conservation areas				There are no heritage listed sites situated adjacent or adjoining to the site.
 and ensuring ecological significance of these areas is not reduced. (I) To identify and protect heritage items, heritage conservation areas and potential archaeological sites and ensure that development is sympathetic to them. 			\boxtimes	
Clause 13 Matters for consideration in determining development applications In determining a development application, the consent authority must (in addition to considering the other matters required to be considered by section 79C of the Act) consider such of the following matters as are of relevance to the development the subject of the application: (a) Any relevant master plan prepared for the				The Homebush Bay West DCP as
Homebush Bay Area.				amended, has been considered in the assessment of the development application. Refer to detailed assessments for further information.
 (b) Any DCPs prepared for the land to which the application relates. (b1) To the extent to which it applies to the land within Sydney Olympic Park, the "Environmental Guidelines" within the meaning of the Sydney Olympic Park Authority Act 2001 and any plan of 	\boxtimes			The development application was referred to Sydney Olympic Park Authority for comment and no objections are raised.
management referred to in section 34 of that Act. (c) The appearance, from the waterway and the foreshores of the development. (c1) The impact of the development on significant				The proposed development is generally considered to be of high-quality design, with visually interesting elevations.
views. (d) The effect of the development on drainage patterns, ground water, flood patterns and wetland viability.				Council's Engineering Department has assessed the proposed stormwater drainage system and considers the proposal acceptable, subject to the inclusion of conditions in any development consent that may be issued.
(e) The extent to which the development encompasses the principles of ESD.	\square			Ecologically sustainable development principles have been implemented in the
(f) The impact of carrying out the development on environmental conservation areas and the natural environment, including flora and fauna and the habitats of the species identified in international				development and each apartment must conform to the BASIX commitments.
agreements for the protection of migratory birds. (g) The impact of carrying out the development on heritage items, heritage conservation areas and potential historical archaeological sites.				
(h) The views of the public and other authorities which have been consulted by the consent authority under this plan.				Submissions from public authorities have been considered in the External Referrals Section (above).
(i) The issues listed in Schedule 7.			\square	Schedule 7 requirements apply only to the development of major public facilities or within conservation areas.

Requirement	Yes	No	N/A	Comment
Clause 14 Consultation with other public bodies 1) Within 14 days of receipt of a DA, the consent authority must seek the views on the proposal of the following:				
a) Sydney Olympic Park Authority for DAs that are on or immediately land vested in that Authority, that are on land having a site area of 10,000sqm or more or that have a proposed floor space of 20,000sqm or more, or that are likely to have a significant impact on land vested in that authority.				The development application was referred to Sydney Olympic Park Authority for comment. The Authority has raised no objection to the development as per a written Email statement of 28 October 2013.
b) The council of the LGA in which it is proposed the development will be carried out.				Auburn City Council has undertaken the assessment of the proposal and refers it to the Joint Regional Planning Panel - Sydney West for determination.
 b1) The council of each LGA adjoining the LGA in which it is proposed the development will be carried out if the development proposed could have a significant impact on. c) to e) (Repealed) 2) The consent authority must not determine the application until: 				The site does not share any physical boundaries with another Local Government Area and will not have any significant detrimental impact on those which adjoin across Homebush Bay.
a) The views of the public or other authorities consulted have been received, or				Submissions from public authorities have been considered in the External Referrals Section above.
b) A period of 28 days has elapsed since those views were sought.	\square			
 Clause 15 Temporary Uses 1) The consent authority may consent to any use of a site which is not consistent with the planning objectives for the Homebush Bay Area for a limited period if the consent authority is satisfied the use will not prejudice the eventual development of the Homebush Bay Area in accordance with the rest of this plan. 2) Before granting consent to such a use, the consent authority must be satisfied that: 				The proposed development does not comprise a temporary use and hence Clause 15 will not apply to the application.
a) Appropriate arrangements have been made for the reinstatement of the site after its use in accordance with the consent so that it may be used			\boxtimes	
in accordance with the rest of this plan. b) The use will be limited to such period as the			\square	
consent authority stipulates. c) The use will not adversely affect any existing use or permissible development in accordance with this plan on other sites within the Homebush Bay Area.				
d) The use will not have any detrimental effects on the natural environment.			\square	

Requirement	Yes	No	N/A	Comment
Clause 16 Master plans (1) Development consent must not be granted for development on land edged red on the map marked Sydney REP No 24 - Homebush Bay Area – Amendment No 2 - Map 4" unless: (a) There is a master plan for the subject land. (b) The consent authority has taken the master plan into consideration, and	\boxtimes			A locality specific development control plan exists and is applicable to the subject site. (No. 1 Burroway Road (Deemed) DCP).
 (c) The development is consistent with the master plan. (2) The Minister may waive compliance with the requirements of this clause because of the minor nature of the development concerned, the adequacy of the planning controls that apply to the proposed development or for such other reason as the Minister considers sufficient. (3) This clause does not apply to minor development specified in Schodula 10. 				Refer to comments below under No. 1 Burroway Road DCP 2006.
development specified in Schedule 10. Clause 18 Services Before granting consent, the consent authority must be satisfied that development will not commence until arrangements, which are satisfactory to servicing agencies it considers relevant, have been made for the supply of services such as water, sewerage, gas electricity and drainage.				
Clause 19 Flood prone Land Before granting consent to the carrying out of development on land in the vicinity of Haslam's Creek defined as flood prone on the latest of any appropriate plan or report adopted for the time being by the consent authority for the purposes of this clause, the consent authority must consider: a) The findings and recommendations of that report; b) The impact of the proposed development on flood flows and whether compensatory works should be provided; c) If land filling is involved, whether compensatory flood storage or other flood mitigation works should be provided; d) The impact of the development on the ecological significance of Haslam's Creek and Homebush Bay and their associated wetlands and any measures proposed to minimise any adverse impact, such as provision of compensatory wetland habitats.				The site is identified as being flood affected. Council's Engineering Department has raised no issue of land flooding.

Requirement	Yes	No	N/A	Comment
Clause 20 Contaminated land The consent authority must be satisfied that: (a) Adequate steps have been taken to identify whether the land the subject of the development is contaminated and, if so, whether remedial action needs to be taken. (b) (Repealed)				Relevant investigations into contamination conditions of the specific development area of the subject site have been undertaken. As identified under State Environmental Planning Policy 55 "Remediation of Land", the development application was referred to Council's Environment and Health Officers for assessment. It is concluded that the development application may proceed subject to conditions.
(c) Where land to be remediated contains of adjoins land which contains remnants of the natural vegetation, consideration has been given to reinstatement on the land of vegetation of the same kind in a way which will enhance the remaining natural vegetation.				Suitable landscaping is to be provided as part of the proposal
 Clause 20A Acid sulphate soils (1) Despite clause 35 of, and Schedule 1 to, the <u>Environmental Planning and Assessment</u> <u>Model Provisions 1980</u> adopted by this plan, development (not being exempt development or complying development) that is likely to result in the disturbance of more than one tonne of soil, or to lower the water table, on land on which acid sulfate soils are present may be carried out only with development consent. 				There is to be no excavation works carried out for the development due to the site constraints as discussed throughout this report. The roof of the upper level car park forms the podium for a large landscape common open space area.
(2) Before granting a consent required by this clause, the consent authority must consider:				
 (a) the adequacy of an acid sulfate soils management plan prepared for the proposed development in accordance with the Acid Sulfate Soils Assessment Guidelines, as published by the NSW Acid Sulfate Soils Management Advisory Committee and adopted for the time being by the Director, and 				Council's Environment and Health Unit has raised no issue or objection to the development on acid sulphate soil impacts. A geotechnical investigation report ref. 72264.04, dated July 2013, prepared by Douglas Partners has been submitted to accompany the development
(b) the likelihood of the proposed development resulting in the discharge of acid waters, and				application.
 (c) any comments received from the Department of Land and Water Conservation within 21 days of the consent authority having sent that Department a copy of the development application and of the related acid sulfate soils management plan. 				
(3) Consent for development referred to in this clause is required despite clause 10 of <u>State</u> <u>Environmental Planning Policy No 4</u> <u>Development Without Consent and</u> <u>Miscellaneous Complying Development</u> .				
Clause 21 Development of major public facilities Consent authority must:				
 a) Ensure that the development proposal has been dealt with in accordance with s79A of the Act as advertised development. b) And c) (Repealed) 				The proposed development does not include any major public facilities. Clause 21 will not apply to the development.
d) Must assess whether the use of the major public facility will have an adverse impact on adjacent sites in the Homebush Bay Area or on surrounding land.				

Requirement	Yes	No	N/A	Comment
Clause 22 Development in environmental				
conservation areas This clause applies to land within an 				The development site is not identified as
environmental conservation area (ECA).			\square	an environmental conservation area.
2) The consent authority must not consent to a			\square	Former Lot 10 now identified as precinct
development in an ECA if that development would				B is the subject of extensive
reduce significantly the ecological value of that ECA.				redevelopment from industrial use to residential use for medium to high density
3) A person must not fill, clear, drain or dredge any			\square	living.
lend, construct a levee on such land or remove or				g.
destroy vegetation on any such land without				
consent of the consent authority. 4) (Repealed)				
5) Before granting consent, the consent authority:			\square	
a) Must ensure the development proposal has				
been dealt with in accordance with s79A of the Act				
as advertised development. b) May refuse to grant the application unless the				
issues listed in Schedule 7 have been adequately			\square	
addressed.				
c) Must take into account:			\square	
i) The recommendations of the Millennium Parklands Concept Plan prepared by Hassell Pty				
Ltd and dated December 1997, a copy which is				
available for inspection at the head office, and the				
Sydney Region West Office, of the Department.				
<i>ii)</i> Development consent (reference no. S/38/3/98) granted by the Minister in relation to the				
development of the Millennium Parklands.				
d) Must consider consistency with:				
i) SOPA Frog Management Plan.				
<i>ii) Any relevant Master Plan.</i> <i>iii)</i> to the extent to which it applies to land within				
Sydney Olympic Park, any plan of management				
adopted by the Sydney Olympic Park Authority in				
accordance with the <u>Sydney Olympic Park</u>				
Authority Act 2001.				

Requirement	Yes	No	N/A	Comment
23 Development near an environmental conservation area				
In considering an application for consent to the carrying out of development within 30 metres (or, in the case of the North Newington woodland area, 200 metres) of an environmental conservation area, the consent authority:				The subject site is located within 30 metres of the Millennium Parklands (across Hill Road) but the plans in this application will not impact on environmental conservation areas.
(a) must take into account:				
(i) the effect of the proposed development on the environmental conservation area, and	\square			The works are contained within a former industrial area now earmarked for
 (ii) the recommendations of the Millennium Parklands Concept Plan prepared by Hassell Pty Ltd and dated December 1997, a copy of which is available for inspection at the head office, and the Sydney Region West office, of 				redevelopment for medium to high density living. A transformation to a residential area is occurring. Hill Road acts as a buffer to the more sensitive areas to the west.
the Department, and (iii) the development consent (reference number S/38/3/98) granted by the Minister in relation to the development of the Millennium Parklands, and				
(b) must consider whether the development is consistent with:				
 (i) the SOPA Frog Management Plan, and (ii) any relevant master plan, and (iii) to the extent to which it applies to land within Sydney Olympic Park, any plan of management adopted by the Sydney Olympic Park Authority in accordance with the <u>Sydney</u> <u>Olympic Park Authority Act 2001</u>. 	\mathbb{X}			
Clause 24 Protection of heritage items and heritage conservation areas				
When is consent required?				
The following development may be carried out only with development consent:				
(a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area,			\boxtimes	The subject site does not contain any items of heritage and is not identified as a conservation area under Schedule 4.
 (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or 				
appearance, (c) altering a heritage item by making structural changes to its interior,			\boxtimes	
(d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered,				
exposed, moved, damaged or destroyed, (e) moving the whole or a part of a heritage item, (f) erecting a building on, or subdividing, land on which a heritage item is located or which is within a heritage conservation area.			\boxtimes	

Requirement	Yes	No	N/A	Comment
2 What exceptions are there?				
Development consent is not required by this clause if: (a) in the opinion of the consent authority: (i) the proposed development is of a minor nature or consists of maintenance of the heritage item or of a building, work, archaeological site, tree or place within a heritage conservation area, and			\boxtimes	The subject site does not contain any items of heritage and is not identified as a conservation area under Schedule 4.
 (ii) the proposed development would not adversely affect the significance of the heritage item or heritage conservation area, and (b) the proponent has notified the consent authority in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will complex with the guide large the development and the proposed development will complex with the guide large the development. 				
comply with this subclause and that development consent is not otherwise required by this plan. (3) Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, to relics in the form of grave goods or to a place of Aboriginal heritage significance: (a) the creation of a new grave or monument, or (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.			\boxtimes	
What must be included in assessing a development application?				
Before granting a consent required by this clause, the consent authority must assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.				
Note. The website of the Heritage Branch of the Department of Planning has publications that provide guidance on assessing the impact of proposed development on the heritage significance of items (for example, <i>Statements of Heritage Impact</i>).				

Requirement	Yes	No	N/A	Comment
5 What extra documentation is needed?				
The assessment must include consideration of a <i>heritage impact statement</i> that addresses at least the issues set out in subclause (6) (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues). The consent authority may also decline to grant such a consent until it has considered a <i>conservation management plan</i> , if it considers the development proposed should be assessed with regard to such a plan.				
(6) The minimum number of issues that must be addressed by the heritage impact statement are:(a) for development that would affect a <i>heritage item</i>:				The site is not listed as a heritage item under the plan and a formal and detailed heritage assessment is not required.
 (i) the heritage significance of the item as part of the environmental heritage of the Homebush Bay Area, and 			\square	
(ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural			\boxtimes	
features, and (iii) the measures proposed to conserve the heritage significance of the item and its setting, and			\boxtimes	
(iv) whether any archaeological site or potential historical archaeological site would be adversely affected by the proposed development, and			\square	
(v) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision, and			\square	
(b) for development that would be carried out in a <i>heritage conservation area</i> :			\square	
(i) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance, and				
 (ii) the impact that the proposed development would have on the heritage significance of the heritage conservation area, and 			\boxtimes	
(iii) the compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development, and				
(iv) the measures proposed to conserve the significance of the heritage conservation area and its setting, and			\square	
(v) whether any landscape or horticultural features would be affected by the proposed development,			\square	
and (vi) whether any archaeological site or potential historical archaeological site would be affected by				
the proposed development, and (vii) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern, and				
(viii) the issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.				

Requirement	Yes	No	N/A	Comment
Clause 25 Advertised Development Development is advertised development if it comprises or includes the demolition of a heritage item or a building, work, tree or place in a heritage conservation area.			\boxtimes	The subject site does not contain any items of heritage and is not identified as a conservation area under Schedule 4.
Clause 26 (Repealed)				Not applicable.
Clause 27 Development affecting places or sites of known or potential Aboriginal heritage significance Before granting consent for development likely to have an impact on a place or potential place of Aboriginal heritage significance or on an				
archaeological site of a relic that has Aboriginal heritage significance, the consent authority must:				
(a) Consider a heritage impact statement explaining how the proposal would affect the conservation of the place or site and any relic known or reasonably likely to be located at the			\square	The proposed development will not have any impact upon any identified places or potential places of aboriginal significance or archaeological sites.
place or site. (b) Except where the proposed development is integrated development, notify the local Aboriginal communities and the Director-General of NPWS of its intention to do so and consider any comments received in response within 28 days after the notice				
<i>was sent.</i> (<i>c</i>) be satisfied that any necessary excavation permit required by the <u>Heritage Act 1977</u> has been granted.				
Clause 28 Development affecting known or potential historical archaeological sites of relics of non-Aboriginal heritage significance				
(1) Before granting consent for development that will be carried out on an archaeological site or a potential historical archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of a relic of Aboriginal heritage significance), the consent authority must:				The subject site is not identified as an archaeological or potential archaeological site.
(a) Consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site.				
(b) be satisfied that any necessary excavation permit required by the Heritage Act 1977 has been granted.			\square	
 (2) This clause does not apply if the proposal: (a) Does not involve disturbance of below-ground deposits and the consent authority is of the opinion that the heritage significance of any above ground relics would not be adversely affected by the proposed development. (b) Is integrated development. 				

Requirement	Yes	No	N/A	Comment
Clause 29 Development in the vicinity of a heritage				
item				
(1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated.				There are no items of heritage significance or conservation areas in the immediate vicinity of the subject site.
(2) This clause extends to development:				
(a) That may have an impact on the setting of a heritage item, for example, by affecting a significant			\square	
view to or from the item by overshadowing, or (b) That may undermine or otherwise cause			\square	
physical damage to a heritage item, or				
(c) That will otherwise have any adverse impact on the heritage significance of a heritage item or of			\square	
any heritage conservation area within which is it				
situated. (2) Consent authority may refuse to grant consent				
unless it has considered a heritage impact statement that will help it assess the impact of the				
proposed development on the heritage				
significance, visual curtilage and setting of the				
heritage item. (3) The heritage impact statement should include			\square	
details of the size, shape and scale of, setbacks				
for, and the materials to be used in, any proposed buildings or works and details of any modification				
that would reduce the impact of the proposed				
development on the heritage significance of the heritage item.				
Clause 30 Development in heritage conservation				
areas				The subject site is not identified on heirer
1) Before granting consent for erection of a building within a heritage conservation area, the			\square	The subject site is not identified as being located within a heritage conservation
consent authority must be satisfied that the				area.
features of the proposed building will be compatible with the heritage significance of the heritage				
conservation area, having regard to the form of,				
and materials used in, buildings that contribute to				
the heritage significance of the heritage conservation area.				
2) In satisfying itself about those features, the				
consent authority is to have regard to at least the				
following (but is not to be limited to having regard to those features):				
a) The pitch and form of the roof (if any);				
b) The style, size, proportion and position of the openings for windows or doors (if any);			\square	
c) The colour, texture, style, size and type of finish				
of the materials to be used on the exterior of the building;			\square	
d) The landscaped area of the site.				

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The subject site is identified as being located within the area affected by the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development raises no issues as no impact on the catchment is envisaged.

(Note: - the site is not located in a 'Foreshores and Waterways Area' or 'Wetland Protection zone', is not a 'Strategic Foreshore Site' and does not contain any heritage items and hence the majority of the SREP is not directly relevant to the proposed development).

Local Environmental Plans

The provision of the Auburn Local Environmental Plan (ALEP 2010) is not applicable in this instance and the land falls into the "Deferred Matter" under as noted on the LEP Map.

Sydney Regional Environmental Plan No. 24 - Homebush Bay Area provides the statutory controls in relation to this land in this instance. See previous section of the report in relation to this matter.

The provisions of any Draft Environmental Planning Instruments (EP& A Act s79C(1)(a)(ii))

The subject site is identified as a "Deferred Matter" under the recently made Auburn LEP 2010. There are no draft instruments applicable to the development application.

The provisions of any Development Control Plans (EP& A Act s79C(1)(a)(iii))

Homebush Bay West Development Control Plan 2004 (as amended)

The relevant objectives and requirements of the Homebush Bay West DCP have been considered in the following assessment table:

Requirement	Yes	No	N/A	Comment		
Part 1 Preliminary						
1.11 Development Application submission re	quireme	nts				
Sufficient information provided with the applicati	on					
Part 2 Background						
2.3 DCP Objectives						

	Requirement	Yes	No	N/A	Comment
	lentity – create an identifiable character nebush Bay West Retain and enhance views to water, opposite shores and ridges, including	\boxtimes			The proposed development is consistent with the desired street and
	vistas along existing and future major east-west streets to the Bay and Rhodes, views from within the precinct north to Parramatta River, west to the Sydney Olympic Parklands and south to the wetlands and Powells Creek				public domain pattern of the site. The waterfront provisions are not applicable to this specific proposal and will be considered under future applications.
ii.	Optimise the waterfront location by providing continuous foreshore access and links to open space within and surrounding the precinct	\boxtimes			
iii.	Design streets and public open spaces appropriate to the conditions of the site, particularly in relation to the waterfront, and to the uses	\square			
iv.	Retain and enhance the key elements of the urban structure: existing streets, established trees, the formed eastern edge of the peninsula	\boxtimes			
v.	and the maritime focus to Parramatta River Build on the structure formed by the site's industrial character by aligning new streets with a grid formed by the subdivision pattern and the Hill Road				
vi.	and waterfront edges Acknowledge the visual primacy of the waterfront by stepping building			\boxtimes	
vii.	heights down from Hill Road to the water Retain and enhance Wentworth Park as a public park typical of other point			\boxtimes	
viii.	parks on Sydney Harbour Designing building heights and massing to enable views to the Millennium Mound as a backdrop to the precinct and to protect views	\boxtimes			

	Requirement	Yes	No	N/A	Comment
-	and Uses – accommodate and locate riately a range of uses within				
Homeb	oush Bay West				
i.	Create a maritime precinct with boating and associated commercial and retail uses north of Burroway street				
ii.	Provide two neighbourhood nodes including commercial, retail and community uses: one associated with the transport interchange and			\square	
iii.	maritime precinct; and a smaller one in the southern part of the precinct Provide small scale retail and leisure uses adjoining and opposite foreshore parks and plazas, including cafes/outdoor dining, clubs, boatsheds and facilities for water				
iv.	related recreational activities Provide for active ground floor uses on major east-west streets through flexible building design	\square			Commercial/retail elements proposed on ground level of Burroway Road and Waterway Street.
v.	Provide adequate local open space for precinct residents and workers and encourage use of regional open space within Sydney Olympic Parklands	\square			

	Requirement	Yes	No	N/A	Comment
street	Street and Block Structure – create a and block structure that optimises ity, permeability and efficiency				Street layout and public domains are
i.	Lay out streets to support the underlying subdivision pattern by aligning east-west streets with property boundaries and north-south streats perpendicular to them				proposed in accordance with the HBW DCP and include the first stages of the major east-west street to be known as the Footbridge Boulevard (including the
ii.	streets perpendicular to them Strengthen Hill Road as the major connector between the water and Sydney Olympic Park and an urban edge to the parkland areas				linear park), Waterways Street (secondary north-south street) and Park Street North (secondary east-west street).
iii.	Design a street hierarchy that clearly distinguishes between the role and scale of major and secondary streets, to orient people within the precinct				
iv.	Design the major east-west boulevards as 'green fingers' to help break down the scale of the precinct				
v.	Provide a major north-south street that creates a new opportunity to link the interior of the precinct to the river				
vi.	visually and physically Locate streets to capitalize on and enhance views to the bay, the river and other surrounding areas and any landmark features (including the				
vii.	Millennium Marker Encourage multiple movement choices for people, cyclists and vehicles by optimizing the connectivity of the street network and				
viii.	minimizing dead end streets Optimise the accessibility of the foreshore promenade by connecting it with trafficked streets and pedestrian and cycle ways				
ix.	Design block size and shape to increase permeability for pedestrians and cyclists by generally limiting their length to 150 metres. On major streets where a continuous street frontage is required to contribute to commercial and retail activity and blocks are longer, provide through- block pedestrian links at maximum				
x.	100 metre intervals Optimise the number of north-facing apartments by orienting blocks east- west; that is, with their longer dimension to the porth				
xi.	dimension to the north Design streets to accommodate a mixture of transport modes, including pedestrians, cycles, buses where relevant and moving and parked vehicles				

	Requirement	Yes	No	N/A	Comment
	Dpen Space Network – create a network lic open spaces that is strongly linked to				
	Olympic Parklands, the foreshore				
	and the water, and provides for a range eational activities				
i.	Enhance the waterfront character of			\bowtie	The proposed development is not
1.	Homebush Bay West by designing the setback to the waterfront to allow for a variety of spaces and uses, including water-related uses				located on the waterfront and does not propose links to the waterfront.
ii.	Protect and enhance the amenity of foreshore access by linking the foreshore promenade to streets, urban plazas and pocket parks			\square	
iii.	Contribute to the regional open space network by providing continuous pedestrian and cycle access linking Homebush Bay West to Sydney	\boxtimes			
iv.	Olympic Parklands, Bicentennial Park and existing foreshore access routes Contribute to the regional pattern of point parks on the harbour and river foreshores by retaining Wentworth	\boxtimes			
v.	Park as public open space Offer a range of opportunities for recreation and relaxation, and to give 'breathing space' within urban areas, by providing a range of open spaces, including a park at Wentworth Point, three local parks spaced throughout the peninsula, and pocket parks and				
vi.	plazas Design major east-west streets as generously planted boulevards which frame views to the water and create 'green fingers' linking the foreshore and water-related activities to the interiment the president			\boxtimes	
vii.	interior of the precinct Establish the importance of the foreshore promenade by designing it as 'one place', with a character established by tree and materials selection which is consistent with landscape initiatives for the wider context of the Sydney Harbour Foreshores				
viii.	Provide a sequence of spaces along the promenade that each relate to a major east-west street and provide an			\boxtimes	
ix.	activity focus at the water's edge Design streets, parks and plazas with high amenity and high quality			\boxtimes	

	Requirement	Yes	No	N/A	Comment
opportunitie access the	ssibility – increase and enhance the es for pedestrians and cyclists to precinct and to move safely and				
i. Co fac co	within the public domain posolidate publicly accessible cilities including any new mmunity uses within the vicinity of e ferry / bus interchange			\boxtimes	
ii. Cre as: use to	eate a maritime precinct with sociated commercial and retail es north of Burroway Street, linked the foreshore and open space twork				
inc	eate a neighbourhood node cluding commercial, retail and mmunity uses in the southern part			\boxtimes	
iv. De fut	the precinct esign streets to accommodate a ure bus route through the centre of e precinct			\square	
v. Mii be cyc foc blc me mi	nimise the potential for conflicts tween vehicles, pedestrians and clists through the design of otpaths, bicycle lanes, through ock links, streetscape design, edians and kerb ramps, and by nimising the number of vehicular ossings over footpaths				
vi. En of gro	courage activity in and surveillance streets by providing for active ound floor uses on major east-west eets	\boxtimes			
vii. Lo	cate and design buildings to pvide passive surveillance of all blic spaces	\square			
viii. Pro an op inc fac	ovide publicly accessible facilities d small scale retail adjoining and posite foreshore parks and plazas, cluding cafes / outdoor dining and cilities for recreational activities ating to the water				
be Rh de	ovide a pedestrian and cycle bridge tween Homebush Bay West and odes Peninsula subject to termination in transport studies and propriate funding arrangements				

	Requirement	Yes	No	N/A	Comment
the de	Sustainability – Incorporate ESD les into all stages of design including sign of public spaces, block and site and built form				
i.	Design blocks to deliver efficient subdivision and optimize north orientation for buildings, to minimise overshadowing and the negative impacts of wind on the public domain, to mitigate the visual impact of large scale development on Homebush Bay, and to define and appropriately frame parks and plazas				The proposed development is accompanied by a BASIX Certificate for sustainability performance and is consistent with the commitments.
ii.	Control the quality of water entering Homebush Bay through the use of integrated water management strategies	\boxtimes			Acceptable stormwater measures have been proposed which will ensure stormwater entering Homebush Bay is of an acceptable quality.
iii.	Conserve water by minimising stormwater runoff, planting appropriate indigenous species with low irrigation needs, matching water quality with its intended use and using water saving devices	\square			
iv.	Promote ecological outcomes including shade and habitat by dedicating a significant proportion of the waterfront setback to riparian planting with a mix of species				
v.	Control potential impacts on air quality by minimising car dependency, encouraging pedestrian and cycle movement and promoting the use of public transport	\square			Other elements such as ample bicycle storage areas, the close proximity to existing and future public transport links encourages alternative transport use.
vi.	Minimise energy consumption by designing for daylight access and natural ventilation, passive heating and cooling and alternative energy sources	\square			Daylight access and natural ventilation is maximised where possible.
vii.	Retain the embodied energy in buildings by designing them as 'long life loose fit' that can be readily adapted for changing uses and are easily maintained				
viii.	Minimise resource depletion by selecting environmentally sustainable building materials in both the public and private domains, and by providing facilities for recycling				

	Requirement	Yes	No	N/A	Comment
quality contrib	Built Form – provide sensitive and high architectural and landscape design that butes positively to the character of the domain Distribute and design built form to define and enhance the spatial quality of streets, open spaces and the foreshore by aligning buildings to streets and to the edges of parks and plazas				The proposed development is considered to be of a high architectural and landscaped quality. Solar access is maximised where possible and building form, scale and density is generally consistent with the HBW DCP amendment no. 1.
ii.	Optimise sun access to streets and to public open spaces by minimizing building bulk, ensuring adequate building separation and orienting built form appropriately				
iii.	Encourage high quality landscape design of public spaces, of the interface between public spaces and private development and within new development	\boxtimes			
iv.	Encourage high quality architectural design of all new development	\boxtimes			
v.	Promote a series of public open spaces related to the waterfront setting which provide a high level of amenity for users, an attractive				
vi.	setting for adjoining development and which visually and spatially link the public domain of Homebush Bay West with its context, including the foreshore of Rhodes Peninsula Enhance the visibility and usability of foreshore public space both from within the precinct and from the water by designing the termination of major east-west streets as parks or plazas connecting to the foreshore promenade and water related activity nodes.				
	Housing Choice – support opportunities diverse community by promoting				
workpl	ace and housing choice	<u> </u>			
i.	Encourage long life loose fit buildings with a high level of adaptability over time as uses change, particularly on major east-west streets	\boxtimes			A wide range of dwelling types and sizes are proposed, with accessible, adaptable and visitable features incorporated for changing needs of
ii.	Accommodate changing needs of the resident population by designing flexible apartment layouts	\square			residents and future flexibility.
iii.	Provide accessible working and living environments for people with disabilities, older people and for prams and strollers	\boxtimes			

Requirement	Yes	No	N/A	Comment
 2.3.9 Residential Amenity - provide a high level of residential amenity, including outdoor spaces as well as within apartments i. Support the amenity and privacy needs of their occupants by providing apartments of appropriate size and configuration 				Apartments are generally considered to be suitable in terms of living areas, private open space and landscaping, privacy and general residential amenity (as discussed in greater detail under
ii. Optimise the number of apartments, their living spaces and private outdoor spaces which benefit from sun access	\boxtimes			the Residential Flat Design Code assessment above) are proposed.
iii. Provide attractive and comfortable communal open space areas by designing them to accommodate a range of different uses and be easily				
accessed from buildings iv. Integrate planting in internal courtyard areas with podium structures to optimize opportunities for large trees for shade, outlook and privacy	\square			
 Promote privacy from the street, particularly for ground floor apartments, by providing landscaped garden spaces within the setback zone 	\boxtimes			
2.4.1 Land Uses 2.4.2 Streets and Blocks	\boxtimes			The proposed development is generally
2.4.3 Open Space Network	\boxtimes			consistent with the land use, streets
2.4.4 Building Height and Massing 2.4.5 Precinct Structure - As amended under section 5.2.1 & 5.2.2 – Design Framework of Amendment no.1 to HBW DCP	\mathbb{X}			and blocks, open space network, building height and massing and precinct structure figures of these clauses as per the HBW DCP
5.2.1 – Building Height and Massing				Amendment no.1.
The revise Design Framework retains these broad principles of the DCP in relation to heights but seeks a simplified approach to create greater coherence. This is achieved through applying distinct heights for different locations:				
5.2.2 – Precinct Structure The revised Development Framework retains the majority of the key structuring elements contained in section 2.4.5. In addition, the following structure elements apply:				
 A modified street hierarchy that emphasises the importance of Burroway Road, Bridge Boulevard and the Central Major North-South Street. 				
 A more urban character at the northern end of Wentworth Point around the intersection of Bridge Boulevard and the central north-south spine. Tower forms introduced within a 				
designated 'tower zone' primarily				
along the central north-south spine. Part 3 Precin	ct Contr	ols & Ge	neral Co	ntrols
3.1 Public Domain Systems 3.1.1 Pedestrian Network				

	Requirement	Yes	No	N/A	Comment
i.	Provide a continuous pedestrian network through the precinct, along streets and through open spaces, connected with and including the foreshore promenade				The pedestrian network of the proposed surrounding streets is considered to be consistent with these requirements.
ii.	Optimise the number of possible journeys between destinations with an efficient and regular block layout	\boxtimes			
iii.	Enhance connections to the regional pedestrian network by linking to the Sydney Olympic Parklands path system at the north western foreshore boundary of the precinct, and to the Bicentennial Park path system and				
iv.	Powells Creek at the southern end of the peninsula foreshore Provide a continuous foreshore promenade. Implement management strategies consistent with masterplan conditions to minimise potential conflicts between continuous pedestrian access and boat movement between dry stack area and the Bay within the maritime precinct				
v.	Provide a clear alternative route for those times when continuous foreshore access is interrupted			\square	
vi.	Locate a pedestrian / cycle bridge linking Homebush Bay West and Rhodes peninsula as indicated on the			\boxtimes	
vii.	plan Locate pedestrian crossings to support pedestrian movement between destinations	\boxtimes			
viii.	Consider pedestrian movement when designing major building entries and through-block link.	\boxtimes			
ix.	Provide paved footpaths in accordance with the street design guidelines in the Public Domain Manual	\boxtimes			
x.	Ensure that publicly accessible parks and plazas are contiguous with and fully accessible from pedestrian	\square			
xi.	routes Provide pedestrian routes which benefit from high levels of casual surveillance (overlooking from buildings, from the water, from	\boxtimes			
xii.	adjacent well-trafficked areas) Provide clear and direct pedestrian routes by designing them with good lines of sight to minimise	\boxtimes			
xiii.	concealment Design appropriate lighting for publicly accessible areas for their level of night-time use	\boxtimes			
xiv.	Provide kerb ramps at all intersections in accordance with the Public Domain Manual			\square	

	Requirement	Yes	No	N/A	Comment
3.1.2 (Cycle Network				
i.	Provide a cycle network through the streets			\boxtimes	The proposal does not contain any dedicated cycle ways although
ii.	Provide dedicated cycle lanes along Hill Road in both directions.			\boxtimes	sufficient carriageways are provided for cyclists and motor vehicles. The Hill
iii.	Design intersections and crossings along dedicated cycle routes that prioritise cyclists' safety and			\boxtimes	Road carriageway is to be retained as is existing.
iv.	convenience Provide a recreational shared pedestrian and cycle path along the foreshore promenade at a minimum			\square	
v.	width of 3.5 metres Connect the foreshore cycle path to cycleways within the Sydney Olympic Parklands and enhance access to the			\boxtimes	
vi.	connection at the southern end of the peninsula Provide a road cycle lane on the major east-west street from Hill Road to link with the proposed pedestrian bridge			\boxtimes	
vii.	Separate cycle and pedestrian routes through Wentworth Park			\boxtimes	
viii.	Provide lockable bicycle storage at neighbourhood / maritime centres and in publicly accessible facilities			\square	
ix.	including at the waterfront Design cycle paths and parking to minimum Austroads design standards	\square			

	Requirement	Yes	No	N/A	Comment
3135	Public Transport				
i.	Provide convenient pedestrian connections to the Homebush ferry wharf and bus interchange from streets and through public open space				Public transport will be accessible from the site. This includes buses along Hill Road and the Wentworth Point ferry terminal. A VPA for the HBW Bridge that will connect Wentworth Point Area
ii.	Locate bus stops at or near activity nodes, including the two neighbourhood / commercial centres and to serve major pedestrian / cycle				(via planned Footbridge Boulevard) to the Rhodes Peninsula has recently been approved.
	entries to the Parklands from Hill Road				Some of the provisions stated here relate more to subdivisions and
iii.	Enhance the amenity and safety of the interchange by providing shelter,			\bowtie	associated infrastructure works which is not proposed in this application. This
iv.	seating, lighting and signage Design subdivision layouts and building designs that encourage and are supportive of walking, cycling and			\boxtimes	matter is addressed under Development Consent 386/2009 and the Section 96 modification granted thereafter.
V.	 the use of public transport Consider travel demand management mechanisms and features that will minimise the demand for travel and the use of cars, including: parking requirements designed to discourage car use in areas with good public transport access provision of adequate end-trip facilities for cyclists (such as secure bicycle storage and shower facilities in commercial buildings) suitable provision for taxis 				
vi.	Ensure designated streets for proposed bus route are designed for adequate turning by buses			\bowtie	
vii.	Provide a pedestrian / cycle bridge located generally in the area and on the alignment illustrated (p27)				

	Requirement	Yes	No	N/A	Comment
3.1.4 V	/ehicle Network and Parking				
i.	Support the principles of permeability and legibility for vehicles, cyclists and pedestrians which are embodied in	\boxtimes			The proposed development includes the construction of a surrounding street (Waterways Street). This street will
ii.	the Structural Design Framework street and block layout Provide at least one major east-west street within each major landholding to break up the large scale of the precinct and enable streetscape treatment which makes different			\boxtimes	continue to be developed as and when each block within the site is developed. The proposed street layout is consistent with the HBW DCP as amended and will feature high-quality streetscape design and amenity.
iii.	areas distinct and legible Provide vehicle access to the foreshore, including foreshore streets and areas of parking where possible			\boxtimes	
iv.	Ensure that the street network offers a choice of routes and promotes good circulation, by minimising			\boxtimes	
v.	discontinuities and dead ends Provide for public car parking on streets or within buildings, except for limited parking associated with boating activity within the maritime			\boxtimes	
vi.	precinct Where areas of parking are proposed on Hill Road, limit them to areas where they relate to pedestrian entry			\boxtimes	
vii.	points to Sydney Olympic Parklands Provide a high level of amenity and quality streetscape design, including	\boxtimes			
	planting of street trees, consistent with convenient vehicle access, parking and turning				
viii.	Refer to Section 3.2 for detailed design guidelines for streets			\boxtimes	
3.1.5 L	and and Water Connections	_		_	
i.	Provide opportunities for land-water interface at the end of major east- west streets			\boxtimes	The development is not situated on the waterfront of Homebush Bay.
ii.	Design activity nodes and recreational areas to consider views from the water and opposite shores			\boxtimes	
iii.	Provide a range of public open space types: promenade	\square			
	 waterfront riparian vegetation area 				
	 point park urban plazas and pocket parks three larger parks, two of minimum 2000m² and one of minimum 1000m² 				
iv.	Integrate water management into the design of foreshore spaces			\bowtie	
v.	Design sea walls to absorb wave energy and to maximise the habitat for the greatest possible range of			\square	
vi.	local inter-tidal organisms Refer to the Public Domain Manual for specific character guidelines and controls for foreshore areas			\boxtimes	

	Requirement	Yes	No	N/A	Comment
3.1.6 La	andscape				
i.	Design and manage the public domain and adjoining uses to recognise, facilitate and encourage active use of the public space at	\boxtimes			
ii.	appropriate times Provide a landscape framework which reflects the different scale and function of public streets and functions by using species and spacing in accordance with the street sections in Section 3.2 of this DCP and Section DF of the Public Domain Manual				The proposed development includes extensive and high quality landscaped elements to communal and private open spaces as well as the public domain.
iii.	Contribute to a sense of identity for the precinct as a whole by recognising and reflecting the linear and generally flat quality of the peninsula	\boxtimes			
iv.	 Provide visual continuity with the context by: designing and selecting materials that complement other areas, particularly foreshore areas, in Homebush Bay planning vegetation to complement the habitat qualities of the adjoining Millennium Parklands 				Landscaping generally considered to be acceptable and compatible with existing landscaped spaces within the locality.
v.	Enhance the amenity of footpaths by designing street layouts and selecting trees to recognise seasonal shade and solar access needs	\boxtimes			
vi.	Within waterfront setbacks, dedicate minimum 30% of the 30 metre setback to riparian planting for ecological outcomes. Elsewhere, limit lower level planting to plazas and parks and to the central median of east-west streets				
vii.	Optimise sustainable selection and deployment of materials, management of waste and stormwater in the public domain, and biodiversity benefits of plant selection. Refer to Sections 2.2.6 and 4 of the Public Domain Manual				
viii.	Design and construct streets to create conditions favourable to tree planting and for the long term health of trees in accordance with the Public Domain Manual				
-	ublic Domain Elements				
Footpat i.	h/pedestrian area pavement Provide a hard wearing, cost effective and practically maintainable surface that reinforces the continuity of public domain access and is compatible with the context of Homebush, Sydney Olympic Parklands and Millennium Park				Suitable plans for public domain works are provided and to ensure compliance with the Public Domain Manual, a relevant condition shall be included in any consent, should the application be recommended for approval.
ii.	Provide a hierarchy of pavement surfaces reflecting the pedestrian significance of different public spaces			\boxtimes	
Vehicul iii.	ar pavement Provide a safe and hard wearing surface for vehicle movements			\square	

	Requirement	Yes	No	N/A	Comment
iv.	For shared vehicle / pedestrian			\square	
	zones, provide a suitable surface that denotes shared priority				
Kerbs a v.	nd gutters Apply a standard kerb and gutter				
	treatment over the whole precinct to			\boxtimes	
	provide consistency in defining the pedestrian / vehicular junction of				
	roads and footpaths				
Street a vi.	nd park furniture Select furniture which is robust, easily	_			
	maintained, coordinated, and			\boxtimes	
	appropriate to its context. The Public Domain Manual nominates a palette				
	established in the Homebush				
	Parklands Elements for use through the Millennium Parklands and non-				
	urban core areas of Sydney Olympic				
vii.	Park Locate furniture as part of a				
	coordinated design scheme for the public domain component in question,			\boxtimes	
	according to principles set out in				
	Section 4 of the Public Domain Manual				
Lighting					
viii.	Provide vehicular street lighting to RTA and Austroads standards as			\boxtimes	
	specified in the Public Domain				
ix.	Manual Provide an appropriate level of				
17.	pedestrian lighting to ensure security			\boxtimes	
	and contribute to the legibility of streets and through block links				
x.	Coordinate pedestrian lighting in			\square	
xi.	streets throughout the precinct Design lighting for path accessways				
	through parks in response to the level			\boxtimes	
xii.	of use and safety considerations Minimise the impact of lighting on		_		
	residential dwellings			\boxtimes	
xiii.	Design lighting to highlight public art elements and significant trees in			\bowtie	
	individual plazas or parks, and provide for lighting major avenues for				
	special events or festivals				
Fences, xiv.	barriers and level changes Reinforce connectivity and maximise			<u> </u>	
AIV.	visual continuity by minimising the			\bowtie	
xv.	use of fences and barriers Optimise opportunities to use the sea				
AV.	wall edge for seating, while also			\boxtimes	
	providing 'gaps' for viewing by wheelchair users				
Signage)				
xvi.	Locate information signage in accordance with the Parklands			\boxtimes	
	Elements Manual to include				
	orientation, circulation, destination, regulation and interpretive signs				
xvii.	Use street signage in accordance			\boxtimes	
	with Auburn Council's requirements for public streets			لالله	
	ervices Infrastructure and Stormwater				
Manage Services	ement s infrastructure				

	Requirement	Yes	No	N/A	Comment
i.	Reduce visual intrusion and enhance aerial amenity for street trees by undergrounding overhead services to major street corridors				Services and infrastructure is to be located to minimise visual intrusion. Should the application be recommended for approval, relevant
ii.	Integrate undergrounding of services and infrastructure in new development	\boxtimes			conditions shall be included in any consent for such service to be suitably located and/or screened.
iii.	 Minimise the impact of service corridors and service access covers by: Liaising with service authorities to determine renewal or amplification requirements and incorporating these works into programming prior to pavement renewal providing common texture and shape to electricity service covers (i.e. during upgrade projects) providing lids to Telstra pits with paving infill to match adjoining pavement 				Council's Engineering Department have assessed the proposed stormwater drainage and deemed it to be acceptable subject to the inclusion of conditions in any consent.
iv.	 vater drainage Integrate stormwater drainage with streetscape design by providing a common theme to all stormwater inlet sump and channel lids / grates to paved areas connecting rooftop downpipe to underground stormwater in public domain upgrade works incorporating natural disposal and surface drainage techniques, including porous paving, where possible to urban spaces and open spaces incorporating water sensitive urban design and technology to treatment of road stormwater runoff incorporating porous pavements and onsite detention to off-street at-grade carpark areas to reduce urban stormwater runoff 				
Stormw v.	vater Management Enable water to re-enter the groundwater system by designing the central medians of major east-west streets and the major north-south street (northern zones) as infiltration zones for road runoff			\boxtimes	
vi.	Protect the aquatic habitat of Homebush Bay from de- oxygenisation by preventing leaf transport from deciduous trees during			\boxtimes	
vii.	autumn months Provide for re-use of water, for example by incorporating a water body capable of infiltration or slow release detention in major plaza spaces			\boxtimes	
3.2 Stre	eets				
3.2.1 H	lill Road				

	Requirement	Yes	No	N/A	Comment
•	Uses - Mixed: focus commercial uses close to northern neighbourhood centre and at intersections with major east-west				The site also faces towards Hill Road and is setback 8 metres from the lot boundary to the edge of the terraces.
:	streets Height - max. 8 storeys Street Setbacks - 8 metres Right of Way - 15-20 metres (varies to	\boxtimes			Maximum height of the building addressing Hill Road is 8 storeys as per the HBW DCP Amendment no. 1.
•	accommodate extended parkland edge) Carriageway - 2 travelling lanes, 2 separated dedicated bicycle lanes and 1 parking lane				
•	Footpath - 3.5m with 1m grass verge, east side only			\bowtie	
•	Landscape Character - Asymmetrical treatment with regular street tree planting in the verge on the east (building) side and 'casual' plantings on the west side to reflect the parklands character. Species in accordance with the Public Domain Plan and Sydney Olympic Park Parklands 2002 & Plan of Management.				
3.2	.2 Major East-West Streets Uses - Mixed: ground floor commercial required in designated neighbourhood centres				
•	Height - max. 8 storeys to within one block (approx. 100m) of waterfront; 6 storeys with 2 storey pop-ups in the final block before the development				8 Storeys proposed on the Burroway Road frontage. This is consistent with the amendment 1 to the HBW DCP under clause 5.3.2 and the respective building height diagram. The amendment allows for an additional storey (9 in total) if the block fronts Burroway Road.
•	Street Setbacks - 5 metres		\bowtie		The building has a proposed nil setback for the first four storeys and
•	Right of Way - min. 25 metres			\square	is stepped in 2.5 metres thereafter. Again this is consistent with the
•	Carriageway - 1 travelling lane and 1 parking lane in each direction; On street bicycle lane on the street linking into the			\boxtimes	HBW DCP as amended. The proposed nil setback to Burroway Road is considered satisfactory
•	pedestrian bridge; A wide median Footpath - 3.5m with 1-1.5m grass verge,			\square	especially on the ground level where commercial/retail uses are proposed for street activation
•	both sides Landscape Character - A boulevard treatment, with trees in verges on both sides of the street and in the median. Consideration should be given to differentiating east-west streets from each other, for example by using different species in each median. Species in accordance with the Public Domain Plan	\boxtimes			for street activation.

	Requirement	Yes	No	N/A	Comment
	.3 Major North-South Street – North of rroway Road Uses – Residential Height – max 6 storeys Street Setbacks – 3-4 metres (can vary) Right of Way – min. 25 metres Carriageway – 1 travelling lane and 1				This section is not applicable to the site. The development is not located on the Major North-South Street - North of Burroway Road.
•	angle-parking lane in each direction; Narrow median, treated in two ways: for planting and to enable vehicle manoeuvring when car parking Footpaths – 2.5m with 1m grass verge Landscape Character – Trees are planted in and break up parking bays on both sides of the street, and are also located along the median, at approximately 15m spacing. Tree species in the median may differ from the edge species. Species in accordance with the Public Domain Plan			\boxtimes	
	.4 Major North-South Street - South of				
Би	rroway Road			\boxtimes	This section is not applicable to the
•	Uses - Residential.				site. The development is not located on the Major North-South Street - South of
•	Height - max 6 storeys.			\square	Burroway Road.
-	Street Setbacks - 3-4 metres (can vary).			\square	
•	Right of Way - min. 25 metres.			\bowtie	
•	Carriageway - 1 travelling lane and 1 parallel parking lane in each direction; Wide median/linear park.			\boxtimes	
•	Footpaths - 2.5-5m to accommodate parking extensions, 1m grass verge.			\square	
-	Landscape Character - Trees are planted in and break up parking bays on both sides of the street, and are also located along the median, at approximately 15m spacing. The median is planted with large trees, spaced irregularly, and potentially with drifts of native grasses. Species in accordance with the Public Domain Plan.				
	Requirement	Yes	No	N/A	Comment
-----	---	-------------	----	-----	--
3.2	.5 Secondary East-West Streets Uses – Residential				The site shares a boundary on a secondary east to west street (Park Street North).
-	Height - max 4 storeys				6 storeys are proposed on the Park Street North frontage and this is consistent with the amendment 1 to the HBW DCP under clause 5.3.2 and the respective building height diagram.
•	Street Setbacks - 3 metres Right of Way - min. 14.5 metres				The proposed setback is a minimum 3 metres from the boundary.
-	Carriageway - 2 travelling lanes and 1 parking lane Footpaths - 2.5-3.5m with 1m grass verge - 5m to accommodate parking extension Landscape Character - An asymmetrical planting scheme is proposed in response to the street orientation, which results in different sun conditions for the north and south sides of the street. Evergreen trees break up parking bays on the north side at approximately 15m spacings. On the south side deciduous trees are planted at the same spacing but offset with centres between the parking bays. Species in accordance with the Public Domain Plan				There are some balconies that encroach the minimum 3 metres setback, however this is considered to be acceptable contribute to a more varied façade treatment.
3.2	.6 Secondary North-South Streets Uses – Residential	\boxtimes			The site shares a boundary to the secondary north to south street (Future Waterways Street).
-	Height - max 4 storeys				16 storey residential tower proposed on the Waterway Street frontage is consistent with the amendment 1 to the HBW DCP under clause 5.3.2 and the respective building height diagram.
-	Street Setbacks - 3 metres Right of Way - min. 14.5 metres Carriageway - 2 travelling lanes and 1 parking lane or 2 travelling lanes and 2 parking lanes Footpaths - 2.5m with 1m grass verge - 5m to accommodate parking extensions Landscape Character - Street trees are planted in parking bays at intervals of 2 parking spaces to provide shade for footpaths and to visually narrow the street. Species in accordance with the Public Domain Plan				A nil setback is proposed for the building from Waterways Street. As a concentration of Commercial/retail uses are proposed at the ground level, this is considered to be satisfactory to create a defined street edge and encourage pedestrian activity. Further, the building is stepped in 2.5 metres from level 4 onwards to minimise the bulk and scale of the development to provide acoustic and visual relief for the residential units above.

Requirement	Yes	No	N/A	Comment
 3.2.7 Foreshore Street - One Way Uses - Mixed, predominantly residential Height -4 storeys Waterfront Setbacks - 30 metres Street Setbacks - can vary from zero for commercial/retail/leisure (café/dining) uses at the end of major east-west streets to min. 3m for residential Right of Way - 8.5-10 metres Carriageway - 1 travelling lane and 1 parking lane on the west side Footpaths - 3m with 1m grass verge Landscape Character - Street trees in the verge on the west side of the street are planted at approximately 15m spacings; 30% of 30m waterfront setback is to be dedicated to riparian planting for ecological outcomes. Riparian planting is to be located as far as possible to the property boundary but may extend to the provided along the foreshore in clumps, having a width of between 1-2m, lengths of no less than 10m and spacing at 40m centres; Planting is to support structural diversity, provide a continuous vegetated 				This section is not applicable.
 linkage and use native species in accordance with the Public Domain Plan 3.2.8 Foreshore Street – Two Way Uses – Mixed, predominantly residential Height –4 storeys Waterfront Setbacks – generally 30 metres except at the termination of major east-west streets where the setback is 20m (see p46) Street Setbacks – can vary from zero to 3m 				This part does not apply to the development application.
 Right of Way – 11.5 metres for new development (existing ROW is 10m) Carriageway – 2 travelling lane and 1 parking lane on the west side, with angle parking bays (max. 5 cars) interspersed with linear park on the east (waterfront) aids 				
 side Footpaths – 3m with 1m grass verge Landscape Character – Street trees in the verge on the west side of the street are planted at approximately 15m spacings; 30% of 30m waterfront setback is to be dedicated to riparian planting for ecological outcomes. Riparian planting is to be located as far as possible to the property boundary but may extend to the promenade verge; Vegetation overhanging the waterway is to be provided along the foreshore in clumps, having a width of between 1-2m, lengths of no less than 10m and spacing at 40m centres; Planting is to support structural diversity, provide a continuous vegetated linkage and use native species in accordance with the Public Domain Plan 				

Requirement	Yes	No	N/A	Comment
Public open space is to be provided at a				
minimum 10% of each precinct site area, and includes:				Public open space to be provided and
 A point park at Wentworth Point of 			\bowtie	considered under future applications. Notwithstanding, some commercial/
approximately 4.8ha including foreshore				retail elements are proposed at ground
promenadeThree parks distributed evenly throughout	_		_	level fronting Burroway Road and Waterways Street (Linear street)
the precinct, including one park on the			\boxtimes	Waterways Street (Linear Street)
waterfront for active recreation. Parks at				
the north and south to have min. area 2000m ² each, park in the middle of the				
precinct to be min. 1000m ²				
A 20m wide promenade and foreshore			\boxtimes	
 street Foreshore parks or plazas terminating 			\bowtie	
major east-west streets and linked to the				
promenade Pocket parks or plazas 			\bowtie	
All public open space within the precinct, with			\boxtimes	
the exception of the foreshore promenade is to be dedicated to Auburn Council and				
embellishment works undertaken by the				
applicant.				
An easement is required to be created in favour of Council to ensure continuous public			\boxtimes	
access to the foreshore promenade.				
3.3.1 Foreshore Plazas ■ Uses – Mixed with emphasis on				This section is not relevant to the
restaurant/café and small scale			\boxtimes	development application.
neighbourhood retail				
 Height – 4 storeys with 2 storey pop-ups only on the building alignment to the 			\boxtimes	
major east-west street				
 Setbacks – Variable – buildings lining the 			\square	
plaza may be set back an additional 5+ metres from the predominant building line				
along major east-west streets				
 Landscape Character – Median and street 			\boxtimes	
tree planting is continued into the plaza open space. The design of these spaces				
and the arrangement of trees may vary, to				
give each space a different character				

Requirement	Yes	No	N/A	Comment
2.2.2. Farachara Lincar Darka				
 3.3.2 Foreshore Linear Parks Land Dedicated for Public Access - A continuous public accessway is required at the waterfront within a min. 20m min, 			\square	This section is not relevant to the development application.
 width dedicated open space Landscape Character - Plantings of landmark trees at generally 30m spacings will create a consistent structure appropriate to the scale of the built form. Large trees will break up the visual dominance of new development to the waterfront and will provide shade for users of the public domain. The trees will also contribute to a sense of promenade and precinct as 'one place'. Within this structure, detailed promenade and park design is to fulfil the requirements of the Public Domain Manual. 30% of 30m waterfront setback is to be dedicated to riparian planting for ecological outcomes. Riparian planting is to be located as far as possible to the property boundary but may extend to the promenade verge; Vegetation overhanging the waterway is to be provided along the foreshore in clumps, having a width of between 1-2m, lengths of no less than 10m and spacing at 40m centres; Planting is to support structural diversity, provide a continuous vegetated linkage and use native species in accordance with the Public Domain Plan 				
 3.3.3 Foreshore Plaza, Linear Park and Loop Road Waterfront Setbacks – refer to diagram at 			\boxtimes	This section is not relevant to the
p46			\square	development application.
 Landscape Requirements - 30% of 30m waterfront setback is to be dedicated to riparian planting for ecological outcomes. Riparian planting is to be located as far as possible to the property boundary but may extend to the promenade verge; Vegetation overhanging the waterway is to be provided along the foreshore in clumps, having a width of between 1-2m, lengths of no less than 10m and spacing at 40m centres; Planting is to support structural diversity, provide a continuous vegetated linkage and use native species in accordance with the Public Domain Plan 				development application.

Requirement	Yes	No	N/A	Comment
3.3.4 Parks, Pockets Parks and Urban Plazas				
 Large Parks Uses – various, including structures and unstructured play, and for both local and district users 				
 Access – clear access maximised to adjoining public streets and pedestrian/cycle accessways. Continuous access along/from foreshore promenade. Wentworth Park to provide pedestrian access (paths) through the park to the foreshore and to adjoining streets 				
 Character – green, uncluttered and informal, safe and comfortable, respond to maritime/riverine precinct identity 				
 <u>Pocket Parks</u> Uses – various, including structured and 			\square	
 unstructured play Access – clear access over wide frontage, with min. 30% edge condition adjoining public streets and pedestrian/cycle access 				
 Character – shady and green, uncluttered and informal, safe and comfortable, respond to maritime/riverine precinct identity 				
 <u>Plazas and Squares</u> Uses – public, day and evening, flexible Access – clear, integrated access with adjoining spaces and buildings Character – robust maritime, simple and uncluttered, shady but urban 				
3.4 Built Form – as amended under section 5 3.4.1 amended by 5.3.1:				
 Land Uses and Density Objectives To provide for a neighbourhood focus at the south of the peninsula and a larger 				
neighbourhood centre focussed around the ferry terminal and the intersection of Hill Rd and Burroway Rd, which include non-residential uses	\square			As a result of the amendments to the provisions of the HBW DCP, The floor space ratio and height of the
 To provide activity areas of small scale retail, outdoor dining and water-related uses along the foreshore 	\square			development is considered as being acceptable as discussed throughout this report.
 To ensure that development does not exceed the optimum capacity of the development site and the precinct as a whole 				
 To allow adequate public open space to be provided and distributed throughout the peninsula 	\square			
 To support peninsula objectives for a clear, well connected and walkable street layout and efficient block structure 				

Requirement	Yes	No	N/A	Comment
5.3.1 Land Uses and Density Controls Figures contained within the Table in section <u>3.4.1 are amended</u> as follows to accommodate an additional 106,000 sqm of floor area:	\boxtimes			The total floor space of the proposed building is 21,263 sqm which is well within the indicative total maximum floor space for the overall site 200,649 sqm permitted.
 Precinct B (109,730 sqm) Total allowable FSR = 200,649 Min. com./maritime/educational = 3,165 Min. waterfront retail/café dining = 100 Max. residential = 197,384 Min. public open space = 10,973 Notes: (1) The site area for Precinct E is corrected. (2) The amended residential floor space maximum includes additional floor space of 60,000 sqm for Precinct B, 24,000 sqm for Precinct C, 106,000 sqm for Precinct E. (3) THe additional floor area for Precinct E is to be distributed as 8000 sqm to Lot 18 DP 270113. (4) Control 3.4.1 (ii) still applies: ii) The provision of covenanted space for community uses with neighbourhood centres may be 	\boxtimes			 The site area of Precinct B, formerly Lot 10 is 109,730 sqm and the maximum permitted floor space for precinct B is 200,649 sqm which provides a floor space ratio of 1.82:1. Currently as it stands, the following floor areas relevant to each block that have been approved include: Block A with total floor area of 18,564sqm sqm; Block D occupies a total floor area of 16969 sqm; The current floor space for Block G will be 21,263 sqm. Cumulative floor space = 56,796 sqm This leaves 143,853 sqm of floor area available for the future stages. A community use area is provided within the building. The overall building
offset against residential floor space.				is well under the required FSR for the individual site.
 3.4.2 amended by 5.3.2: 5.3.2 Building Height Objectives To ensure the scale of development responds to the position of Wentworth Point within the metropolitan hierarchy. To ensure development represents an appropriate transition in scale to adjoining Sydney Olympic Parkland and adjoining land north of Burroway Road and south of Baywater Drive. To ensure the location of towers reinforce the urban structure and street hierarchy. To create a coherent pattern of building heights across the precinct. To create an interesting skyline. 				Whilst the proposed development will marginally exceed the height of the Millennium Marker, the proposal is considered to be consistent with the building height requirements as detailed under section 5.3.2 of the amended HBW DCP.
5.3.2 Building Height Controls & Performance Criteria				
Development controls				
 i. The maximum overall height for any building is 25 storeys and otherwise as shown on the revised Building Height Diagram and Tower Height Diagram. ii. Architectural features such as domes, towers, masts and building services may exceed the maximum height by up to 4 metres providing they do not exceed 10% of the gross floor area of the top building 				The maximum height of the building complex is 16 storeys. The ground floor of the development is stepped along the Waterways Street and Park Street North elevations to respond to the new topography of the land (proposed raised ground level). In this instance, the number of storeys, when calculated from the street level following the

Requirement	Yes	No	N/A	Comment
level. Performance Criteria iii. Scale development to conform to the	\boxtimes			topography of the land will not exceed the maximum number of storeys stipulated the by the building height provisions indicated under the HBW DCP amendment. In this regard, when
 urban form principles in the revised Design Framework by complying with the following maximum height requirements for street types and widths: Hill Road (east side only) 8 storeys. Major east-west streets 8 storeys with the exception of 9 storeys along Burroway Road and 6 storeys at the foreshore edge. Major North-South Street 8 storeys. Tower Zone ranging from 16 to 20 storeys except 25 storeys around the 'Focal Point'. Major east-west streets 8 storeys. Foreshore edge fronting the Foreshore Promenade 4 storeys. Minor north-south and east-west streets 6 storeys. 				viewed at street level the proposed building complex has 8 storeys to the Hill Road frontage, 8 storeys to the Burroway Road frontage, 16 storeys for Waterways Street frontage and 6 storeys to the Park Street North frontage. The proposal is consistent with the indicative building height diagram.
iv. Encourage the use of architectural treatments to create distinctive and interesting 'tops' to the towers.	\square			
5.3.3 Building Separation and Bulk				
The revised Design Framework introduces tower forms whilst maintaining the structural elements of the Framework. A number of architectural treatments are available to manage the relationship between typical street defining buildings and tower forms that will provide additional building variety and interest.				The proposed building complex satisfies the objectives of this section.
Objectives				
 To allow for visual permeability through the tower zone. To avoid unreasonable visual bulk of development when viewed from 	\boxtimes			
 surrounding areas by ensuring appropriate tower separation, scale, form and articulation. 	\bowtie			
 To create tall slender tower forms and avoid monolithic buildings. To allow locational flexibility to optimise shadowing and aesthetic effects. 	\boxtimes			A schedule of the floor areas for each level has been provided demonstrating that the maximum floor plate does not
Performance Criteria				reach 950 sqm. The proposed tower is one of the first
 Ensure towers do not exceed a maximum floor plate of 950m² floor areas. 	\boxtimes			under the HBW DCP amendment.
Space towers so that they do not appear to coalesce into a continuous built form when viewed from Rhodes when viewed along street alignments at both right angles from the Bay and in obligue views	\boxtimes			The proposal achieves this requirement with the exception of some units being unable to achieve full compliance due to the design of the building and units being located on a corner/convergence point of the building. Notwithstanding, it
oblique views. iii. For buildings above 8 storeys provide 18 metres between facing habitable room windows/balcony edges. iv. Locate tower forms generally in				is noted the majority of these apartments face a solid wall where the view lines are "front to sides" rather than "front to front" and this has been discussed previously under the building

Requirement	Yes	No	N/A	Comment
accordance with the Tower Height Diagram noting that locational adjustment is permitted.				separation section of the RFDC.
3.4.3 Topography and Site Integration				
 Objectives To ensure future development responds to the desired future character of streets and the precinct as a whole 	\boxtimes			
 To ensure that topography unified the precinct as 'one place' rather than creates divided sites at different levels 	\boxtimes			
 To encourage adjacent landowners to consider a joint master plan for sites affected by proposed level changes 	\square			
 To create a 'ridge road' in keeping with the Harbour context 			\square	
3.4.3 Topography and Site Integration Controls and Performance Criteria				
<u>Items (i) and (iii) in relation to 3.4.3 does</u> not apply as amended by 5.3.5 – General <u>Provisions.</u>				
Consider the continuation of any changes in ground level across adjacent sites when proposing changes to the topography	\boxtimes			
 3.4.4 Building Depth Objectives To enable view sharing from apartments and views of the sky from the public 	\boxtimes			The proposed building is generally consistent with the bulk and scale
 domain To optimise residential amenity in terms of natural ventilation and daylight access to 	\boxtimes			provisions of the site specific DCP and the future desired character of the locality. Compliance with specific solar
 internal spaces To provide for dual aspect apartments 	\boxtimes			access and dual-aspect apartment controls is considered in greater detail below.
 3.4.4 Building Depth Performance Criteria (item (i) of performance criteria relating to 3.4.4 and 4.5.3 – in that glass line to glass line distance may be greater than 18 metres. ii. Maximise cross ventilation and daylight access by providing a minimum of 50% of apartments with openings in two or more external walls of different orientation 	\boxtimes			There are 247 apartments in the development that receive natural cross ventilation. This represents 73.51% of the number of apartments in the development. Of the 247, 96 apartments have dual aspect in one form or another including corner apartments and apartments with windows facing different directions.
iii. Optimise the environmental amenity for single aspect apartments by orienting them predominantly north, east or west				
iv. Promote sustainable practices for commercial floors by limiting their depth above podium level to 25m			\boxtimes	
 3.4.5 Building Separation Objectives To ensure that new development is scaled to support the desired precinct character, with built form distributed to enable views through the precinct to the water and surrounding hills 	\boxtimes			The proposed development is considered to be consistent with the Building Separation objectives as appropriate spacing and visual and acoustic privacy is provided between
 To provide visual and acoustic privacy for residents in new development and in any existing development To control overshadowing of adjacent 	\square			building towers, a consolidated and landscaped area of communal open space is provided.

Requirement	Yes	No	N/A	Comment
properties and private or shared open space	\square			
 To allow for the provision of open space of suitable size and proportions for recreational use by building occupants 	\square			
 To provide open space areas within blocks for landscaping, including tree planting, where site conditions allow 	\boxtimes			
 3.4.5 Building Separation Performance Criteria i. For buildings of 5 - 8 storeys, provide: 18m between habitable rooms / balcony edges 13m between habitable rooms / balcony edges and non-habitable rooms 9m between non-habitable rooms 9m between non-habitable rooms ii. Design buildings at the intersections of Hill Road and major east-west streets with minimum building separation at podium level to create a street wall, urban character iii. Where an upper level setback creates a terrace, apply the building separation control for the storey below. 				The proposal achieves this requirement with the exception of some units being unable to achieve full compliance due to the design of the building and units being located on a corner/convergence point of the building. Notwithstanding, it is noted the majority of these apartments face a solid wall where the view lines are "front to sides" rather than "front to front" and this has been discussed previously under the building separation section of the RFDC.

Requirement	Yes	No	N/A	Comment
3.4.6 and 3.4.7 amended by 5.3.4 Street setbacks and building articulation Street setbacks are a key determinant of the preferred character of an area. The public significance of the bridge as a key public transport, walking and cycling route combined with the publicly relevant activity generated by the park, the northern neighbourhood centre, the ferry terminal and other uses north of Burroway Road warrant a more intense urban character at this northern end of Wentworth Point. The street setbacks proposed along this portion of the Major North-South Street are varied to contribute to a more urban character. However, they will continue to achieve the Plan's Street Setback Objectives by maintaining a transition between public and private space, achieving visual privacy of apartments and allowing for a landscaped setting for buildings.				The proposed development is consistent with the Street Setback objectives as setbacks are provided in accordance with the requirements of the approved Concept Plan and Homebush Bay West DCP as discussed above.
Objectives				
As defined in Section 3.4.6 and 3.4.7 of the Plan.				
 Ensure that towers exhibit high quality design. 	\boxtimes			
Performance Criteria				
 Create a more urban character for buildings in Precinct B and C up to Burroway Road by providing a minimum 2.5 metre setback. 				Zero setback proposed from Burroway Road frontage for the first 4 storeys as ground level commercial/retail uses are proposed. The building is setback 2.5
ii. Permit a zero setback on ground floor and up to 4 storeys in association with	\boxtimes			metres from level 4 onwards.
 retail, commercial or community uses iii. Optimise amenity and comfort within the public domain by designing the forms and articulation of towers and associated 	\boxtimes			The proposed development is consistent with the Building Articulation objectives as private open spaces in the form of balconies and terraces are
 buildings so as to: minimise the generation of wind 	\boxtimes			used to modulate elevations, provide casual surveillance of public areas and
 effects at ground level; provide a sense of scale, enclosure and continuity that will enhance the pedestrian environment; 	\boxtimes			provide residents with external access to views, sunlight and breezes.
 support an animated and attractive public domain through a suitable interface and transition with its adjoining building uses, entrances, openings, 	\boxtimes			
balconies and setbacks. iv. The proportions and articulation utilised in towers should reflect a sound response to their contexts and potential aesthetic and physical effects.	\boxtimes			
Part 4 D	etailed I	Design G	iuideline	s
4.1 Site Configuration				

Requirement	Yes	No	N/A	Comment
 4.1.1 Deep Soil Zones Objectives To assist with management of the water table To assist with management of water quality To improve the amenity of developments through retention and/or planting of large and medium size trees 				As discussed previously under the RFDC compliance table, the proposed development provides little by way of deep soil due to the site and excavation limitations resulting from the reclaimed nature of the land and the need for above ground structure in lieu of basements.
 4.1.1 Deep Soil Zones Performance Criteria A minimum of 15 percent of the private open space area of a site is to be a deep soil zone. Where there is no capacity for water infiltration, stormwater treatment measures must be integrated with the design of the residential flat building 				Deep soil zone is limited in nature as a result of the building design and site constraints. This is due to the reclaimed nature of the land and the need for above ground structure in lieu of basements as per the conclusions of the contamination
ii. Optimise the provision of consolidated deep soil zones by locating basement and sub-basement car parking within the building footprint so as not to extend into street setback zones	\square			report which require the soil to remain capped to avoid direct contact. Thus the development has therefore been designed to accommodate parking above ground over six levels.
iii. Optimise the extent of deep soil zones beyond the site boundaries by locating them contiguous with the deep soil zones of adjacent properties	\square			In addition, the HBW DCP 2004 and the no. 1 Burroway Road DCP 2006 acknowledge the limitations of achieving the deep soil requirement
iv. Promote landscape health by supporting a rich variety of vegetation type and size	\square			and as such this control is not considered to be applicable in this instance.
 Increase the permeability of paved areas by limiting the area of paving and/or using pervious paving materials 				Notwithstanding, a suitable landscaping scheme has been submitted which provides for adequate plantings including trees in the internal courtyard, building surrounds, public domain and road network to be constructed.
 4.1.2 Fences and Walls Objectives To define the edges between public and private land 	\square			The proposed development is considered to be consistent with the
 To define the boundaries between areas within the development having different functions or owners To provide privacy and security To contribute to the public domain 	\boxtimes			fences and walls objectives as suitable barriers between the public and private areas are proposed in the form of low- level walls and landscaping.
	\bowtie			

Requirement	Yes	No	N/A	Comment
 4.1.2 Fences and Walls Performance Criteria Clearly delineate the private and public domain without compromising safety and security by: 				The proposed development provides low-level boundary walls behind a landscape buffer to ground-floor
 designing fences and walls which provide privacy and security while not eliminating views, 	\boxtimes			apartments to clearly delineate between public and private spaces.
outlook, light and air Iimiting the length and height of retaining walls along street frontages	\square			The proposed fencing will provide visual privacy to apartments while also creating a sense of overlooking and casual surveillance of public areas.
 ii. Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating some of the following in the design of fences and walls:- benches and seats, planter boxes, pergolas and trellises, barbeques, water features, composting boxes and worm farms iii. Retain and enhance the amenity of the public demain but 				
 the public domain by: avoiding the use of continuous lengths of blank walls at street level 	\boxtimes			
 using planting to soften the edges of any raised terraces to the street, such as over sub basement car parking, and reduce their apparent acele 				
 reduce their apparent scale where sub basement car parking creates a raised terrace (up to 1.2 metres higher than footpath level) for residential development to the street, ensuring that any fencing to the terrace is maximum 50% solid to 	\boxtimes			
transparent iv. Select durable materials, which are easily cleaned and are graffiti resistant	\boxtimes			
 4.1.3 Landscape Design Objectives To add value to residents' quality of life within the development in the form of privacy, outlook and views 	\boxtimes			The proposed development is considered to be consistent with the Landscape Design objectives as
 To provide habitat for native indigenous plants and animals To improve stormwater quality and reduce 	\boxtimes			suitable landscaping is to be used to soften the impact of the built form on surrounding streetscapes and within
 quantity To improve the microclimate and solar performance within the development To improve urban air quality To provide a pleasant outlook 	\times			the internal courtyard, provide habitats and visual privacy to ground floor apartments.
4.1.3 Landscape Design Performance Criteria i. Improve the amenity of open space				
with landscape design which:provides appropriate shade from	\square			A landscape plan, prepared by a
trees or structures provides accessible routes				suitably qualified consultant, is submitted with the application. The
through the space and between buildings	\boxtimes			plan identifies relevant landscaping elements to soften the built form,
 screens cars, communal drying areas, swimming pools and the courtyards of ground floor units 	\boxtimes			contribute to streetscape and provide for natural screening and shading.
 allows for locating art works where they can be viewed by users of open space and/or from 			\boxtimes	Further sufficient soil depths are provided to suit the scale of landscaping to be used in different

	Requirement	Yes	No	N/A	Comment
	within apartments				areas.
ii.	Contribute to streetscape character				
	and the amenity of the public domain				
	by: relating landscape design to the	\square			
	desired proportions and	\square			
	character of the streetscape				
	 using planting and landscape elements appropriate to the scale 	\boxtimes			
	of the development				
	 mediating between and visually 	\boxtimes			
	softening the bulk of large				
	development for the person on the street				
iii.	Improve the energy and solar	\square			
	efficiency of dwellings and the				
	microclimate of private open spaces.				
	Planting design solutions include: trees for shading low-angle sun on				
	the eastern and western sides of a				
	dwelling; trees that do not cast a				
	shadow over solar collectors at any time of the year; deciduous trees for				
	shading of windows and open space				
	areas in summer; locating evergreen				
	trees well away from the building to				
	permit the winter sun access; varying heights of different species of trees				
	and shrubs to shade walls and				
	windows; locating pergolas on				
	balconies and courtyards to create shaded areas in summer and private				
	areas for outdoor living; locating				
	plants appropriately in relation to their				
	size at maturity				
iv.	Design landscape which contributes to the site's particular and positive				
	characteristics by:				
	 planting communal private space 	\square			
	with native vegetation, species selection as per Sydney Olympic				
	Park Parklands 2020 & Plan of				
	Management- enhancing habitat				
	and ecology	\square			
	 retaining and incorporating trees, shrubs and ground covers 				
	endemic to the area, where				
	appropriate				
	 retaining and incorporating changes of level, visual markers, 	\boxtimes			
	views and any significant site				
	elements	\square			
۷.	Contribute to water and stormwater				
	efficiency by integrating landscape design with water and stormwater				
	management, for example, by: using				
	plants with low water demand to				
	reduce mains consumption; using plants with low fertiliser requirements;				
	using plants with high water demand,				
	where appropriate, to reduce run off				
	from the site; utilising permeable				
	surfaces; using water features; incorporating wetland filter systems				
vi.	Provide a sufficient depth of soil	\boxtimes			
	above paving slabs to enable growth				
	of mature trees		1		

	Requirement	Yes	No	N/A	Comment
vii.	Minimise maintenance by using	\square			
viii.	robust landscape elements See 4.1.5 Planting on structures for				
	minimum soil depths on roofs for	\boxtimes			
	trees, shrubs and groundcover planting				
	rivate Open Space Objectives				The proposed development is considered to be consistent with the
	provide residents with passive and ive recreational opportunities	\boxtimes			Private Open Space objectives as all
	provide an area on site that enables t landscaping and deep soil planting	\square			apartments are provided with areas of
 To 	ensure that communal open space is				private open space in the form of terraces, balconies, rear courtyards
	nsolidated, configured and designed to useable and attractive	\boxtimes			and consolidated areas of communal open space (central courtyard)
	provide a pleasant outlook	\square			open space (central courtyard)
	Private Open Space Performance				
Criteria i.	Provide communal open space at a	\square			The common open space proposed is 1743 sqm which represents
	minimum of 25 percent of the site				19.4%. This is considered to be
	area (excluding roads). Where developments are unable to achieve				acceptable as all apartments are provided with their own private open
	the recommended communal open				space either in the form of
	space, they must demonstrate that residential amenity is provided in the				balconies, courtyards or in some instances, both. Further a plaza
	form of increased private open space				providing public open space of 300 sqm is proposed.
	and/or in a contribution to public open space				sqiii is proposed.
ii.	<u>Amended by 5.3.5 – General</u> Provisions of HBW DCP	<u></u> a			
	Amendment 1 as follows: Private	\boxtimes			
	<u>Open Space performance criteria</u> in that a podium may also contain				
	parking.				
iii.	Facilitate the use of communal open space for the desired range of				
	activities by:	\square			
	 locating it in relation to buildings to optimise solar access to 	\boxtimes			
	apartments				
	 consolidating open space on the site into recognisable areas with 	\boxtimes			
	reasonable space, facilities and				
	landscapedesigning size and dimensions to	\bowtie			
	allow for the 'program' of uses it will contain				
	 minimising overshadowing 	\boxtimes			
	 carefully locating ventilation duct outlets from basement car parks 	\bowtie			
iv.	<u> Amended by 5.3.5 – General</u>	\square			
	<u>Provisions of HBW DCP</u> <u>Amendment 1 as follows: so as to</u>				
	require the same amount of private				
	<u>open space at ground level as</u> would be required for a balcony if				
	the apartment was above ground				
v.	level. Provide private open space for each	N			
	apartment capable of enhancing	\boxtimes			
	residential amenity, in the form of:- balcony, deck, terrace, garden, yard,				All apartments are provided with at least 1 area of private open space.
	courtyard and/or roof terrace. Where				These include terraces, balconies or
	the primary private open space is a balcony, see Balconies				courtyards and increase the level of residential amenity. Private open
vi.	Locate open space to increase the potential for residential amenity by				spaces are positioned to optimise solar access, views of surrounding parklands

Requirement	Yes	No	N/A	Comment
 designing apartment buildings which: are sited to allow for landscape design 	\square			and waterways and assist to provide visual privacy between apartments.
 are sited to optimise daylight access in winter and shade in 	\square			
summer have a pleasant outlook	\square			
 have increased visual privacy between apartments 				
v. Provide environmental benefits including habitat for native fauna,				
native vegetation and mature trees, a pleasant microclimate, rainwater				
4.1.5 Planting of Structures Objectives				-
 To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards 				The proposed development is considered to be consistent with the planting on structures objectives as
 To encourage the establishment and healthy growth of trees in urban areas 	\square			sufficient soil depth is provided above the parking level podium to allow
				communal open space areas to incorporate landscape plantings and trees.
4.1.5 Planting of Structures Performance Criteria				
i. Design for optimum conditions for plant growth by:				
 providing soil depth, soil volume and soil area appropriate to the 	\square			The depth of soil within the central communal open space area (above
size of the plants to be established				parking level podium) is to be approximately dimensioned to support
 providing appropriate soil conditions and irrigation methods 	\boxtimes			the type of vegetation proposed. Therefore, sufficient planting conditions
 providing appropriate drainage Design planters to support the 				will be provided for a range of tree sizes, shrubs and ground covers.
appropriate soil depth and plant selection by:				
 ensuring planter proportions accommodate the largest volume 	\square			
of soil possible and minimum soil depths of 1.5 metres to ensure				
tree growthproviding square or rectangular	\square			
planting areas rather than narrow linear areas				
iii. Increase minimum soil depths in accordance with:				
 the mix of plants in a planter for example where trees are planted in association with shrubs, 	\square			
in association with shrubs, groundcovers and grass ■ the level of landscape				
management, particularly the frequency of irrigation				
 anchorage requirements of large and medium trees 				
 soil type and quality iv. Recommended minimum standards 				
for a range of plant sizes, excluding drainage requirements, are:				
 Large trees such as figs (canopy diameter of up to 16 metres at 	\square			
maturity) ○ minimum soil volume 150				
cubic metres o minimum soil depth 1.3				

Require	ement	Yes	No	N/A	Comment
-					
x 10 equiva Medium tr diameter a o minim cubic	um soil area 10 metre 0 metre area or alent rees (8 metre canopy t maturity) um soil volume 35 metres				
 appro metre equiva Small trea diameter a minim metrea minim 	alent es (4 metre canopy t maturity) um soil volume 9 cubic s um soil depth 800mm	\boxtimes			
metre equiva ■ Shrubs	um soil depths 500-	\boxtimes			
■ Ground co o minim 450m	um soil depths 300-	\boxtimes			
300m		\boxtimes			
development infrastructure on the the Parramatta Rive	pacts of residential flat and associated health and amenity of er, Homebush Bay and				The development application was referred to Council's Development Engineer for comment who has raised no objection to the development
	iys ting topographic and ncluding watercourses			\boxtimes	application and works sought.
 To minimise the optimized optized optimized optimized optimized optimized optimized optimized	5 , 5	\boxtimes			

	Requirement	Yes	No	N/A	Comment
Stor	mwater Management Performance Criteria Reduce the volume impact of stormwater on infrastructure by retaining it on site. Design solutions may include:- minimising impervious areas by using pervious or open pavement materials; retaining runoff from roofs and balconies in water features as part of landscape design or for reuse for activities such as toilet flushing, car washing and garden watering; landscape design incorporating appropriate vegetation; minimising formal drainage systems (pipes) with vegetated flowpaths (grass swales), infiltration or biofiltration trenches and subsoil collection systems in saline areas; water pollution control ponds or constructed wetlands on larger developments				The development application was referred to Council's Development Engineer for comment who has raised no objection to the development application and works sought.
ii.	Optimise deep soil zones. All development must address the potential for deep soil zones (see Deep Soil Zones)	\boxtimes			
iii. iv.	On dense urban sites where there is no potential for deep soil zones to contribute to stormwater management, seek alternative solutions. Structural stormwater treatment measures may be used including:- litter or gross pollutant traps to capture leaves, sediment and litter; on-site detention storage Protect stormwater quality by				
	 providing for: sediment filters, traps or basins for hard surfaces 	\square			
	 treatment of stormwater collected in sediment traps on soils containing dispersive clays 	\square			
v.	Reduce the need for expensive sediment trapping techniques by controlling erosion, for example by:- landscape design incorporating appropriate vegetation; stable (non- eroding) flow paths conveying water at non-erosive velocities				
•	7 Wind Objectives To minimise the impact of wind exposure within public and private open space To enable residential dwellings to benefit from ventilating breezes To maximise the comfort of the foreshore promenade To ensure buildings do not create adverse wind conditions for the Olympic Archery Centre	\boxtimes			The proposed development is consistent with the Wind objectives. A report prepared by SLR Global environmental solutions, ref. 610.12863-R1 dated 19 July 2013 has been submitted and is considered satisfactory.

Requirement	Yes	No	N/A	Comment
 4.1.7 Wind Performance Criteria i. Site and design development to avoid unsafe and uncomfortable winds at pedestrian level in public areas and private open spaces, for example through appropriate orientation and / or screening of seating areas, balcony, terrace and courtyard spaces ii. Maximum allowable wind velocities 				
 are: 13 metres per second in streets, parks and public places 16 metres per second in all other areas iii. Provide a Wind Effects Study with all development over 4 storeys in height iv. Ameliorate the effects of wind on the foreshore promenade by configuring landscape elements and incorporating refuge areas off the main promenade 				
 4.1.8 Geotechnical Suitability and Contamination Objectives To ensure that development sites are suitable for the proposed development use or can be remediated to a level suitable for that use To take into account issues relevant to the 	\boxtimes			Refer to SEPP 55 assessment above. Relevant investigations have been carried out and reports prepared. An interim advice for the SAS has been provided in relation to Block G and appropriate conditions will be imposed
whole Homebush Bay area, including the disturbance of aquatic sediments				to ensure suitability and compliance.
 4.1.8 Geotechnical Suitability and Contamination Performance Criteria i. Provide a report by a qualified geotechnical engineer establishing that the site of the proposed development is suitable for that development having 	\boxtimes			
 regard to its groundwater conditions ii. Provide a report by a qualified contamination consultant indicating that the site is suitable for the proposed use or that remediation options are available to reduce contaminant concentrations to a level appropriate for the proposed land use. The report fully documents the site investigation process undertaken which includes: Stage 1 - Preliminary Investigations Stage 2 - Detailed Investigations Stage 3 - Remedial Action Plan (if remediation is required) as outlined in Section 3.4 of Managing Land Contamination and Draft Guidelines prepared by DUAP and EPA, August 1998 				
iii. Provide documentation of the process used to ensure fill is clean and contamination free			\square	
 4.1.9 Electro-Magnetic Radiation Objectives To enable development of the Homebush Bay West precinct for residential, commercial, recreational and community uses 	\boxtimes			The proposed development is consistent with the Electro-magnetic Radiation objectives as it has previously been deemed suitable for
 To recognise the issues associated with continued use of the site for AM radio broadcasting 	\boxtimes			residential purposes.

Requirement	Yes	No	N/A	Comment
 4.1.9 Electro-Magnetic Radiation Performance Criteria i. Applicants are required to demonstrate that development proposals have carefully considered 				Based on a report issued by Radhaz, the AM radio tower at Sydney Olympic Park does not pose a health risk to residents.
 potential health and interference impacts from the AM radio towers. Further advice and guidance may be obtained from the relevant Commonwealth regulatory bodies including the Australian Broadcasting Authority ii. Building design and siting responds appropriately to any constraints and / or impacts identified, for example, appropriate shielding of electronic and telephonic cables 	\boxtimes			AM Radio stations 2UE and 2SM which broadcast from a transmission tower at the park have emissions below the allowable human exposure limit. Expert advice from the Australian Radiation Protection and Nuclear Science Authority, Therapeutic Goods Administration and Radhaz confirms that the 2UE and 2SM tower is transmitting within the levels allowed by the Australian Communications Authority standard.
				There is no basis of concern over direct effects of radio frequency radiation for prospective apartment occupants. Neither the contact currents nor electric or magnetic fields measured by Radhaz in their survey exceeded the limits that are recommended.
4.2 Site Analysis 4.2.1 Safety and Security Objectives				
 To ensure that residential flat developments are safe and secure for residents and visitors 	\square			The proposed development is considered to be consistent with the Safety and Security objectives as
 To contribute to the safety of the public domain 	\boxtimes			secure access to communal entries to the building and as casual surveillance of the public domain from living and open space areas is to be provided.
 4.2.1 Safety and Security Performance Criteria i. Carry out a formal crime risk assessment in accordance with NSW Police 'Safer by Design' protocols for all residential developments of more than 20 new dwellings, and for the mixed use maritime precinct around Wentworth Point. Crime risk assessment is to extend beyond the site boundaries to include the relationship of the building to public open space areas 				An assessment of the proposal in relation to Council's Policy on Crime Prevention Through Environmental Design 2006 is provided, which addresses the relevant provisions.
ii. Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and may include:- employing a level change at the site and/or building threshold; signage which is clear and easy to understand; entry awnings; fences, walls and gates; change of material in paving between the street and the development				As mentioned above, suitable landscaping and fencing is to be provided to boundaries between public and private areas. Level changes along street elevations aide in providing additional physical barriers.
 iii. Optimise the visibility, functionality and safety of building entrances by: orienting entrances towards the public street providing clear lines of sight between entrances, foyers and the street 	\boxtimes			Communal building entries are to be orientated to the adjoining street and have greater setbacks, lighting, open forecourts and glazed elevations to provide for a suitable level of visibility
 providing direct entry to ground level apartments from the street 	\boxtimes			and functionality, internally, direct and convenient access ways from parking

Requirement	Yes	No	N/A	Comment
 rather than through a common foyer providing direct and well-lit access between car parks and dwellings, between car parks and lift lobbies and to all unit entrances 				levels to the building are proposed.
 iv. Improve the opportunities for casual surveillance by: orienting living areas with views over public or communal open 	\square			Fencing and balustrades to private open spaces areas are to consist of transparent elements to ensure an
 spaces, where possible using bay windows and balconies, which protrude beyond the building line and 				appropriate level of casual surveillance of public areas is achieved. Living areas and private open spaces are orientated to outdoor space and allow
 enable a wider angle of vision to the street using corner windows, which provide oblique views of the 				for casual overlooking of communal/public areas.
streetavoiding high walls around and parking structures which obstruct	\square			
views providing casual views of common internal areas, such as lobbies and foyers, hallways, recreation areas and car parks 				
 v. Minimise opportunities for concealment by: avoiding blind or dark alcoves near lifts and stairwells, at the entrance and within indoor 				Additional setbacks and open forecourts are provided near communal
carparks, along corridors and walkways providing well-lit routes	\square			entries to avoid opportunities for concealment.
 providing work in the development providing appropriate levels of illumination for all common areas providing graded illumination to car parks and illuminating 	\boxtimes			
entrances higher than the minimum acceptable standard vi. Control access to the development				
by: making apartments inaccessible from the balconies, roofs and windows of neighbouring 				Secure access doors/gates are to be provided to communal access points, physical barriers are to be provided
 buildings separating the residential component of a development's car parking from any other building use and controlling car 				between private open spaces and an intercom system to access pedestrian and vehicular access ways is to be provided to all apartments.
park access from public and common areas providing direct and secure	\boxtimes			
access from car parks to apartment lobbies for residents				
 providing separate access for residents in mixed-use buildings providing an audio or video intercom system at the entry or in 				
the lobby for visitors to communicate with residents providing key card access for	\square			
residents 4.2.2 Visual Privacy Objectives To provide reasonable levels of visual				The proposed development is generally

Requirement	Yes	No	N/A	Comment
 privacy externally and internally, during the day and at night To maximise outlook and views to the 				considered to be consistent with the visual privacy objectives as outlook of open space is maximised where
public domain from principal rooms and private open spaces without compromising visual privacy	\square			possible. The proposal is considered to deliver a sufficient level of amenity in this regard.
 4.2.2 Visual Privacy Performance Criteria i. Locate and orient new development to maximise visual privacy between buildings on site and adjacent 				
buildings by: ■ providing adequate building separation	\boxtimes			Building separation, locations of windows and private open spaces and
 employing appropriate rear and site setbacks Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: 				the use of privacy screening, blade walls and louvers contribute to maximising visual privacy between apartments.
 locating balconies to screen other balconies and any ground level private open space 	\boxtimes			
 separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms 				Where separation is unavoidably less, i.e. in the corner of the buildings (convergence point), privacy treatments such as balcony location, privacy screening and louvers conditioned where
 changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space (see Ground Floor Apartments 				appropriate to negate privacy impacts. Further, it is considered that the surrounding landscaping when matured will assist in delivering an acceptable level of privacy in this instance.
 iii. Use detailed site and building design elements to increase privacy without compromising access to light and air. Design detailing may include:- offset windows of apartments in new development and adjacent development windows; sill heights set at minimum 1.2m above floor level; recessed balconies and/or vertical fins between adjacent balconies; solid or semi-solid balustrades to balconies; louvres or screen panels to windows and/or balconies; fixed obscure glazing; appropriate fencing; vegetation as a screen between spaces; incorporating planter boxes into walls or balustrades to increase the visual separation between areas; utilising pergolas or shading devises to limit overlooking of lower apartments or private open space 4.3 Site Access 				
 4.3.1 Building Entry Objectives To create entrances which provide a desirable residential identity for the development To orient the visitor To contribute positively to the streetscape 	\boxtimes			The proposed development is considered to be consistent with the Building Entry Objectives as multiple communal entries with open forecourts and which are easily identifiable are proposed.
and building facade design 4.3.1 Building Entry Performance Criteria				
i. Improve the presentation of the development to the street by:				Multiple communal entries are to be

	Requirement	Yes	No	N/A	Comment
	 locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network 				provided, which integrate with the public domain through the provision of forecourt areas with feature paving and landscaping.
	 designing the entry as a clearly identifiable element of the building in the street 	\boxtimes			Entry foyers are spacious, feature glazing for clear sight lines and will be secured with resident-access locked
	 utilising multiple entries—main entry plus private ground floor apartment entries—where it is desirable to activate the street edge or reinforce a rhythm or 	\boxtimes			doors. Minimal level changes between foyers, forecourts and adjoining public domain (entries from Burroway Road and Waterways Street are level with the adjoining forecourt and public
ii.	entry along a street Provide as direct a physical and visual connection as possible	\boxtimes			domain) to allow equitable access.
iii.	between the street and the entry Achieve clear lines of transition between the public street, the shared private, circulation spaces and the	\square			
iv. v.	apartment unit Ensure equal access for all Provide safe and secure access. Design solutions include:- avoid ambiguous and publicly accessible small spaces in entry areas; provide a clear line of sight between one circulation space and the next; provide sheltered, well lit and highly visible spaces to enter the building, meet and collect mail				
vi.	 Generally provide separate entries from the street for: pedestrians and cars different uses, for example, for residential and commercial users 	\boxtimes			Separate entries for pedestrians and vehicles are provided and ground-floor apartments have individual entries direct from the adjoining street to
	 in a mixed-use development ground floor apartments, where applicable (see Ground Floor Apartments) 	\square			private open spaces.
vii.	Design entries and associated circulation space of an adequate size to allow movement of furniture	\boxtimes			
viii.	between public and private spaces Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street. Design solutions include:- locating them adjacent to the major entrance and				
	integrated into a wall, where possible; setting them at 90 degrees to the street, rather than along the front boundary.				
4.3.2 Pa	arking Objectives				The proposed development is
 To com and 	minimise car dependency for muting and recreational transport use to promote alternative means of sport – public transport, bicycling and	\boxtimes			considered to be consistent with the Parking objectives as a suitable number of resident, commercial and visitor car and bicycle parking spaces are provided within underground levels
 To buil buil 	provide adequate car parking for the der's users and visitors, depending on ding type and proximity to public asport	\boxtimes			which do not impact upon the aesthetic design of the building. Further, the site is well positioned in relation to existing public transport links.
 To i parl 	integrate the location and design of car king with the design of the site and the ding	\boxtimes			

	Requirement	Yes	No	N/A	Comment
4.3.2 F i.	Parking Performance Criteria Determine the appropriate car parking space requirements in relation to the development's proximity to public transport, shopping and recreational facilities, the density of the development and the local area and the site's ability to				The proposed development is generally consistent with the parking requirements adopted by this DCP.
ii.	accommodate car parking. Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant			\boxtimes	Visitor parking provided at an acceptable rate.
iii.	Give preference to underground parking, whenever possible. Design considerations include:- retaining and optimising the consolidated areas of deep soil zones (in this case, including the street setbacks forming continuous deep soil zones around the outside of a block); facilitating natural ventilation to basement and sub-basement car parking areas, where possible; integrating ventilation grills or screening devices of carpark openings into the façade design and landscape design; providing a logical and efficient structural grid. There may be a larger floor area for basement car parking than for upper floors above ground. Upper floors, particularly in slender residential buildings, do not have to replicate				The parking in this instance cannot be completely underground due to site and excavation constraints resulting from reclaimed nature of the land. The car parking facility for the building complex is not exposed at street level, but concealed by residential apartment units on all sides. Provision is made for suitable ventilation systems for the car park to be constructed. The car park levels include exhaust plenum for ventilation purposes.
iv.	basement car parking widths A basement podium does not protrude more than 1.2 metres above ground level				The car park podium protrudes greater than 1.2 metres above the ground level. This is unavoidable due to site and excavation constraints. Refer to SEPP 55 assessment.
v.	Where above ground enclosed parking cannot be avoided, ensure the design of the development mitigates any negative impact on streetscape and street amenity by- integrating the car park, including vehicle entries, into the overall facade design, for example, by using appropriate proportions and façade details; 'wrapping' the car parks with other uses, for example, retail and commercial along street edges with parking behind				The central car park facility is concealed by apartments. This is considered acceptable to address the variation identified.
vi.	Provide bicycle parking which is easily accessible from ground level and from apartments. Provide a combination of secured and chained bicycle storage				Bicycle storage/parking are provided within the parking levels and are suitably accessible.
vii.	 Provide residential car parking in accordance with the following requirements: Generally provide a minimum of 1 space per dwelling Studio – no spaces/dwelling 1 bed – max. 1 space/dwelling 				There are 407 car parking spaces provided to support the development. Of that, 36 spaces are provided for use for visitors. An additional 26 on street parking spaces will be created as a result of the development. There are 33

	Requirement	Yes	No	N/A	Comment
viii.	 2 bed – max 1.5 space/dwelling 3 bed - max 2 space/dwelling Visitors – max 0.2 space/dwelling The consent authority may permit variations to the above maximum rates on the basis of a Transport and Traffic Management Plan which meets their approval Non-residential parking controls for Precinct A are excluded from this 				spaces allocated for use for people with disabilities and 26 spaces are allocated for commercial use. In general, the development requires a minimum number of 390 spaces being 347 spaces for the residents, 43 spaces for visitor use and 12 spaces for commercial.
ix.	 DCP and addressed through the precinct masterplan Provide car parking for convenience retail as follows: employees: 2 spaces per tenancy 	\boxtimes			12 spaces including 1 disabled space
x.	 patrons: gross floor area under 100m2 - managed on-street parking; gross floor area over 100m2 - 1 space per 40m² Provide car parking for cafes and restaurants as follows: 	\boxtimes			have been proposed to accommodate the 6 retail/commercial tenancies at ground level which complies. 518.8 sqm of retail/commercial space which includes 1 tenancy over 100 sqm. A total of 14 spaces including 1 disable space have been provided which
	 employees: 2 spaces per tenancy patrons: 15 spaces per 100m² (as per RTA Traffic Generating Guidelines) this may be a combination of on- 				complies. The proposal also provides for 26 new on-street parking.
xi.	street and on-site parking if appropriate management arrangements are agreed with the consent authority and/or Auburn Council Provide 1 car parking space per 60 sq.m gross leasable floor area of				No commercial office development proposed.
xii. xiii.	commercial office development Provide motorbike parking at the rate of 1 space per 25 car parking spaces Provide secure bicycle parking in all residential developments in accordance with these requirements: • Studio - none				Bicycle storage areas are shown on the plans within the parking levels and are suitably accessible. Although no bicycle parking schedule has been provided to demonstrate compliance,
xiv.	 1 bed - none 2 bed - 0.5 spaces/dwelling 3 bed - 0.5 spaces/dwelling Visitors - 1 per 15 dwellings Provide bicycle parking for commercial office development at the rate of: 				appropriate conditions shall be imposed to ensure compliance with this requirement.
	 1 bicycle space per 300m² gross leasable floor area 1 visitor space per 2500m² of gross leasable floor area 				
 To wh cor 	Pedestrian Access Objectives promote residential flat development hich is well connected to the street and ntributes to the accessibility of the blic domain	\square			The proposed development is considered to be consistent with the Pedestrian Access objectives as barrier free communal entries are provided to
 To of wit the via 	ensure that residents, including users strollers and wheelchairs and people th bicycles are able to reach and enter eir apartment and use communal areas minimum grade ramps, paths, access tys or lifts				access cores of all units.

	Requirement	Yes	No	N/A	Comment
4.3.3 P i.	edestrian Access Performance Criteria Utilise the site and its planning to optimise accessibility to the development				A majority of the apartments on Level one have individual entries from the road ways.
ii.	Separate and clearly distinguish between pedestrian accessways and vehicle accessways	\boxtimes			There are 68 adaptable apartments within the development representing
iii.	Consider the provision of public through-site pedestrian accessways in large development sites	\boxtimes			21% of the total number of apartments.
iv.	Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads Promote equity by:				Access via the lifts is included; only 38 apartments (12%) would not achieve barrier free access. The remainder of the apartments have good access without significant barriers. This is made possible due to how the lifts are arranged within the complex.
	 ensuring the main building entrance is accessible for all from the street and from car 	\boxtimes			Vehicle and pedestrian entries are well defined.
	 parking areas integrating ramps into the overall building and landscape design 	\square			
vi.	Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space	\boxtimes			
vii.	Provide barrier free access to at least 20 percent of dwellings in the	\square			
viii.	development Demonstrate that adaptable apartments can be converted	\square			
To sei stre	ehicle Access Objectives integrate adequate car parking and rvicing access without compromising eet character, landscape or pedestrian nenity and safety	\square			The proposed development is considered to be consistent with the Vehicle Access objectives.
 To 	encourage the active use of street ntages	\boxtimes			

Requirement	Yes	No	N/A	Comment
4.3.4 Vehicle Access Performance Criteria				
i. Vehicular access is discouraged from Hill Road and from major east-west	\square			Vehicle access way is to be provided from the southern side of the building
streets. Access is to be provided from secondary streets where possible ii. Ensure that pedestrian safety is				complex being Park Street North. The driveway is 6.6 metres wide. A
maintained by minimising potential pedestrian/vehicle conflicts. Design approaches include:- limiting the width of driveways to a maximum of 6 metres; limiting the number of vehicle access points; ensuring clear site lines at pedestrian and vehicle crossings; utilising traffic calming				variation of 600 mm is not excessive given the scale of the development. A median strip separates the vehicle entry and exit travel path which necessitates a slightly wider driveway.
devices; separating and clearly distinguishing between pedestrian and vehicular accessways				
 iii. Ensure adequate separation distances between vehicular entries and street intersections iv. Optimise the opportunities for active 	\boxtimes			There is only one vehicle access point to the building.
street frontages and streetscape design by:				
 making vehicle access points as narrow as possible 	\boxtimes			
 consolidating vehicle access within sites under single body corporate ownership 	\square			
 locating car park entry and access from secondary streets and lanes 	\boxtimes			
 v. Improve the appearance of car parking and service vehicle entries, for example, by: locating or screening garbage collection, loading and servicing areas visually away from the street 	\boxtimes			The vehicle entries are integrated into the elevation and materials and finishes used to reduce the impact rather than highlight the opening.
 setting back or recessing car park entries from the main facade line 		\boxtimes		Service areas such as garbage storage (within specific rooms) and loading
 providing security doors to carpark entries to avoid blank 	\square		\boxtimes	spaces are contained within the parking levels shared with Block D and not visible from public areas.
 'holes' in facades; or where doors are not provided, ensuring that the visible interior of the carpark is incorporated into the façade design and material selection and that 				
 Indicatal selection and that building services are concealed returning the façade material into the carpark entry recess for the extent visible from the street as a minimum 				
4.4 Building Configuration			Γ	
 4.4.1 Apartment Layout Objectives To ensure that apartment layouts are efficient and provide high standards of 	\boxtimes			The proposed development is considered to be consistent with the Apartment Layout objectives as layouts
 residential amenity. To maximise the environmental performance of apartments. 	\boxtimes			are suitably sized and the living areas are orientated to maximise solar access and aspect.
 4.4.1 Apartment Layout Performance Criteria i. Provide apartments with the following amenity standards as a minimum: single-aspect apartments are 				Addressed previously under RFDC. There are 83 single aspect apartments in the development. Of

	Requirement	Yes	No	N/A	Comment
	limited in depth to 8 metresthe back of a kitchen is no more				this figure 17 have depths of greater than 8 metres representing 20% of
	than 8 metres from a window	\square			the total number of single aspect apartments. The affected apartments have depths that vary around 10
ii.	 The width of cross-over or cross- through apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts Ensure apartment layouts are resilient and adaptable over time, for example by: accommodating a variety of 				metres. It is identified that the habitable rooms are less than 8 metres from windows but the variation occurs usually within the rear portions of the units being non- habitable utility functions. A variation is considered to be acceptable in this instance.
	furniture arrangements providing for a range of activities	\square			The apartments have various sizes and
	and privacy levels between different spaces within the				shapes to meet the needs of the occupants.
	apartment utilising flexible room sizes and	\square			
	proportions or open plansensuring circulation by stairs,	\bowtie			Apartments vary in terms of layout and room size proportions.
	corridors and through rooms is planned as efficiently as	\boxtimes			
	possible, thereby increasing the amount of floor space in rooms				
iii.	 Design apartment layouts which respond to the natural environment and optimise site opportunities, by: providing private open space in 				
	the form of a balcony, a terrace, a courtyard or a garden for every	\bowtie			Every apartment is provided with a
	 apartment orienting main living spaces toward the primary outlook and aspect and away from neighbouring noise sources or windows 				balcony or terrace attached to their main living rooms. The apartments on Level two facing the common area are provided with courtyard space with good connections to their living spaces.
	 locating main living spaces adjacent to main private open space 	\boxtimes			
	 locating habitable rooms, and where possible kitchens and bathrooms, on the external face of the buildings, thereby maximising the number of rooms 	\boxtimes			
iv.	with windows Maximise opportunities to facilitate natural ventilation and to capitalise on natural daylight, for example by providing:- corner apartments; cross- over or cross-through apartments; split-level or maisonette apartments;				The main living areas of apartments face the street or the internal courtyard depending on aspect.
V.	shallow, single-aspect apartments; Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway or entry space	\boxtimes			
vi.	Include adequate storage space in apartment				
vii.	Ensure apartment layouts and dimensions facilitate furniture removal	\square			
	and placement	\square			Many apartments feature no hallways while others feature short hallways. This promotes greater use of space for furniture layout and avoids wasted space within habitable areas.

Requirement	Yes	No	N/A	Comment
 4.4.2 Apartment Mix and Affordability Objectives To provide a diversity of apartment types, which cater for different household requirements now and in the future To provide equitable access to new housing 	\boxtimes			The proposed development is considered to be consistent with the Apartment Mix objectives as an acceptable mix of 1, 2 and 3 bedroom apartments are provided within the development.
 4.4.2 Apartment Mix and Affordability Performance Criteria Provide a variety of apartment types between studio-, one-, two-, three- and three plus-bedroom apartments 				 The development has the following bedroom mix:- Studio apartments = 21 (6%) 1 bedroom apartments = 140 (42%). 2 bedroom apartments = 157 (48%). 3 bedroom apartments = 12 (4%). Total = 330 (100%) There is a range of apartment types and sizes provided across every floor of the development.
ii. Locate a mix of accessible one-, two- and three-bedroom apartments on the ground level for people with disabilities, elderly people and families with children				There are one bedroom and two bedroom apartments situated on Level one which is considered adequate.
iii. Optimise the number of accessible and adaptable apartments. See 4.4.5 Flexibility	\boxtimes			There are 68 adaptable apartments within the development representing 21% of the total number of apartments.
 4.4.3 Balconies Objectives To provide all apartments with private open space To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents 	\bowtie			All the apartments in the development are provided with private open space that varies in size and shape. The open space is in the form of a balcony, courtyard or terrace. The private open spaces provide casual overlooking of
 To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings To contribute to the safety and liveliness of the street by allowing for casual overlooking and address 	\boxtimes			communal and public open spaces.
 4.4.3 Balconies Performance Criteria i. Where other private open space is not provided, provide at least one primary balcony. The combined area of private open space is a minimum 	\boxtimes			All apartments feature private open space areas in the form of a terrace, courtyard space or a balcony with access from the living spaces.
 of 12% of the dwelling floor space Primary balconies for one-bedroom apartments are to have a minimum depth of 2 metres and a minimum area of 8 m². Primary balconies for two and three bedroom apartments are to have a minimum depth of 2.4 metres and a minimum area of 10m². 				Proposal complies with this requirement. Floor space area compliance schedule which includes courtyard/balconies areas are provided to demonstrate compliance with this requirement.
 Developments which seek to vary from the minimum standards must provide scale plans of balcony with furniture layout to confirm adequate, useable space Primary balconies are to be: 				

Requirement	Yes	No	N/A	Comment
 located adjacent to the main living areas, such as living room, dining room or kitchen to extend the dwelling living space proportioned to be functional and 				
proportioned to be inicitorial and promote indoor/outdoor living. A dining table and two to four chairs should fit on the majority of balconies in any development. Consider supplying a tap and gas point				
 iv. Consider secondary balconies, including Juliet balconies or operable walls with balustrades, for additional amenity and choice: in larger apartments adjacent to bedrooms for clothes drying; these should be screened from the public 				
domain v. Design and detail balconies in response to the local climate and context thereby increasing the usefulness of balconies. This may be achieved by: I locating balconies facing				
predominantly north, east or west to optimise solar access and views to Parramatta River, Homebush Bay West and Sydney Olympic Park				
 utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind providing balconies with operable 				
screens, Juliet balconies with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade in special locations where noise or high winds prohibit other solutions—along rail corridors, on busy roads or in tower buildings				
 choosing cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to requirements for daylight, wind, acoustic privacy and visual privacy - ensuring balconies are not so deep that they prevent sunlight entering the 				
apartment below vi. Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include:				
 detailing balustrades using a proportion of solid to transparent materials to address site lines from the street, public domain or adjacent development. Full glass balustrades do not provide privacy for the balcony or the apartment's interior, especially at night 				
 detailing balustrades and providing screening from the public, for example, for a person seated 	\square			

Requirement	Yes	No	N/A	Comment
looking at a view, clothes drying areas, bicycle storage or air conditioning units vii. Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design, for example, drainage pipes under balconies are often visible from below in taller buildings and negatively impact the overall facade appearance				
 4.4.4 Ceiling Heights Objectives To increase the sense of space in apartments and provide well proportioned rooms 	\square			The proposed development is considered to be consistent with the Ceiling Height objectives as suitable
 To promote the penetration of daylight into the depths of the apartment To contribute to the flexibility of use To achieve quality interior spaces while considering the external building form requirements 	\mathbb{X}			ceiling height objectives as suitable ceiling heights are provided for the residential nature of the apartments.
 4.4.4 Ceiling Heights Performance Criteria i. Minimum dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL) are: in mixed use buildings along Hill Road and major east-west streets: 3.6 metre minimum for ground floor retail or commercial and 3.3 metre minimum for first floor 				3.6 metres for first two levels, 3.2 metres at level 3 and 3 metres from level 4 onwards.
 floor residential, retail or commercial to promote future flexibility of use in residential buildings on primary north-south street and on secondary streets: 3.3 metre minimum for ground floor to promote future flexibility of use; 2.7 metre minimum for all habitable rooms on all other floors; 2.4 metre minimum for all 				
 nonhabitable rooms for two storey units, 2.4 metre minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights 			\boxtimes	
 for two-storey units with a two storey void space, 2.4 metre minimum 			\boxtimes	
 ii. Double height spaces with mezzanines count as two storeys iii. Use ceiling design to: 			\boxtimes	
 define a spatial hierarchy between areas of an apartment using double height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads 				The development is affected by two BASIX certificates which dictate sustainability measures and comfort details for individual apartments.
 enable well proportioned rooms: for example, smaller rooms often feel larger and more spacious 	\boxtimes			
 when ceilings are higher maximise heights in habitable rooms by stacking wet areas from floor to floor. This ensures 	\boxtimes			

Requirement	Yes	No	N/A	Comment
that services and their bulkheads are located above bathroom and storage areas rather than habitable spaces promote the use of ceiling fans for cooling and heating distribution	\boxtimes			
 iv. Facilitate better access to natural light by using ceiling heights which: promote the use of taller windows, highlight windows and fan lights. This is particularly important for apartments with limited light access, such as 	\boxtimes			
 ground floor units and apartments with deep floor plans enable the effectiveness of light shelves in enhancing daylight distribution into deep interiors v. Developments which seek to vary the recommended ceiling heights must 	\boxtimes			
demonstrate that apartments will receive satisfactory daylight (eg. Shallow apartments with large amount of window area) vi. Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines. External building elements requiring coordination may include:- datum lines set by the Structural Design				
Framework; exterior awing levels or colonnade heights 4.4.5 Flexibility Objectives				
 To encourage housing which meets the broadest range possible of occupants' needs, including people who are ageing and people with disabilities 	\boxtimes			The proposed development is considered to be consistent with the Flexibility objectives as layouts promote changes to furniture
 To promote 'long life loose fit' buildings, which can accommodate whole or partial change of use To encourage adaptive re-use 	\boxtimes			arrangement and suitable number can be adapted to the changing needs of residents.
 To save the embodied energy expended in building demolition 4.4.5 Flexibility Performance Criteria 				
 Provide robust building configurations which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long, for example with:- thin building cross sections suitable for either residential or commercial uses; a mix of apartment types; higher ceilings on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or movable wall systems 				Multiple communal entries and access cores are provided to service the building complex.
 Provide a multi-use space with kitchenette within each development to be available for the use of residents 			\boxtimes	A multi use community room is proposed to be provided and is located at level 7 on north eastern corner of the site.
 Provide apartment layouts which accommodate the changing use of rooms. Design solutions may include:- windows in all habitable rooms as many non-habitable rooms 	\square			Apartment layout provides for basic changes to internal configuration.

	Requirement	Yes	No	N/A	Comment
iv.	as possible; adequate room sizes or open-plan apartments; dual master- bedroom apartments, which can support two independent adults living together or a live/work situation Utilise structural systems, which support a degree of future change in building use or configuration. Design solutions may include:- a structural grid which accommodates car parking dimensions, retail, commercial and residential uses vertically throughout the building; aligning structural walls, columns and services cores between floor levels; minimising of internal structural walls; higher floor to floor dimensions on the ground floor and possibly the first floor; knock-out panels between apartments to allow two adjacent apartments to be				
v. vi.	amalgamated Design all commercial / retail components of mixed use buildings to comply with AS1428-2001 Promote accessibility and adaptability				There are 68 adaptable apartments within the development representing 21% of the total number of apartments.
	 by: providing a minimum of 20% of all apartments that comply with AS4299-1995 Adaptable housing Class B 	\boxtimes			
	 providing a minimum of 75% visitable apartments within each development; that is, where the 	\boxtimes			
	 living room is accessible optimising pedestrian mobility and access to communal private space 	\square			
	 designing developments to meet AS3661 Slip-Resistant Surface Standard for pedestrian areas 	\boxtimes			
	 ensuring wheelchair accessibility between designated dwellings, the street and all common facilities 	\boxtimes			
 To cha To cha To 	round Floor Apartments Objectives contribute to residential streetscape aracter and to create active safe streets increase the housing and lifestyle bices available in apartment buildings ensure that ground floor apartments hieve good amenity	\propto			The proposed development is considered to be consistent with the Ground Floor Apartment objectives as a range of ground floor apartments are proposed which contribute to an active streetscape.

Requirement	Yes	No	N/A	Comment
4.4.6 Ground Floor Apartments Performance				
 Criteria i. Design front gardens or terraces to contribute to the spatial and visual structure of the street while maintaining privacy for apartment occupants. This can be achieved by:-animating the street edge and creating more pedestrian activity by optimizing individual entries for ground floor apartments; providing appropriate fencing, balustrades, window sill heights, lighting and/ or landscaping to meet privacy and safety requirements of occupants while contributing to a pleasant streetscape; increasing street surveillance with doors and windows facing onto the street; utilising a maximum 1.5 metre change in level from the street to the private garden or terrace to minimise sight lines from 				All ground-floor apartments are setback from the boundaries with adjoining streets. These setback areas are utilised for generally substantial private terraces accessible from internal living areas, bounded by fencing and landscaping which provides sufficient visual privacy.
 the streets into the apartment ii. Promote housing choice by: providing private gardens or terraces which are directly accessible from the main living spaces of the apartment and 				
support a variety of activities maximising the number of accessible and visitable	\boxtimes			
 apartments on the ground floor supporting a change or partial change in use, such as a home offices accessible from the street iii. Increase opportunities for solar access in ground floor units, particularly in descent page. 	\boxtimes			
particularly in denser areas by: ■ providing higher ceilings and taller windows	\bowtie			
 choosing trees and shrubs which provide solar access in winter and shade in summer 	\boxtimes			
4.4.7 Home Offices ObjectivesTo promote economic growth in the town			\boxtimes	The building complex is designated for
 centre To promote an active and safe neighbourhood by promoting 24 hour use 				residential use with no additional use components.
 of the area To promote transport initiatives by reducing travel time and cost, which in 			\boxtimes	It will be possible for a home occupation in any of the apartments but this would be a matter for consideration
 turn creates a cleaner environment To enable tax deduction advantages by clearly identifying a home business area 			\boxtimes	if and when required.
 To promote casual surveillance of the street 			\square	
 To promote opportunities for less mobile people to make economic progress To promote a diverse workforce in terms 			\square	
 To promote a diverse workforce in terms of age and mobility, as well as people from culturally and linguistically diverse backgrounds 			\square	

Requirement	Yes	No	N/A	Comment
4.4.7 Home Offices Performance Criteria				
 4.4.7 Home Offices Performance Criteria i. Home offices are not allowed to conduct business which involves the registration of the building under the Factories, Shops and Industries Act 1962 				The proposed development does not contain any specific or designated home office apartments. Generous study rooms are provided within many apartments but are for casual use
ii. Home offices are to have no traffic or parking implications on the			\square	rather than for formal home offices.
iii. Home offices are to seek to minimise conflict with domestic activities			\square	
iv. Home offices are to have the flexibility of being able to convert to become part of the residence			\square	
 v. Home offices are to have a clearly identifiable area, ideally designed to close-off from the rest of the dwelling for purposes of safety, security and privacy 				
vi. The work activity is not to interfere with the amenity of the neighbourhood by reason of emission of noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash				
 dust, waste, water, waste products, grit, oil, or otherwise vii. Home offices are to have: adequate storage areas separate business phone/fax large mailbox suitable for business mail any special utility services needed (eg separate power 				
metering) viii. Home offices are not allowed to display any goods in a window or				
otherwise ix. Home offices are not allowed to exhibit any notice, advertisement or sign, other than a notice, sign or advertisement exhibited on the dwelling house or dwelling to indicate the name and occupation only of the resident				
4.4.8 Internal Circulation Objectives				
 To facilitate quality apartment layouts. 	\square			The proposed development is
 such as dual aspect apartments To contribute positively to the form and articulation of building facade and its rolationship to the urban environment 				considered to be consistent with the Internal Circulation objectives as spacious access hallways and
 relationship to the urban environment To create safe and pleasant spaces for the circulation of people and their 				apartments are provided.
 personal possessions To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety 				

Requirement	Yes	No	N/A	Comment
4.4.8 Internal Circulation Performance Criteria				
 i. Increase amenity and safety in circulation spaces by: providing generous corridor widths and ceiling heights, particularly in lobbies, outside 				Corridors, foyers and hallways have adequate lighting, appropriate widths and good view lines to promote safety and movement of residents and their
lifts and apartment entry doors providing appropriate levels of	\boxtimes			belongings.
lighting, including the use of natural daylight, where possible minimising corridor lengths to	\square			
 give short, clear sight lines avoiding tight corners providing legible signage noting apartment numbers, common 	\boxtimes			
areas and general directional finding providing adequate ventilation	\boxtimes			
 ii. Support better apartment building layouts by: designing buildings with multiple cores which increase the number of entries along a street, increase the number of vertical circulation 				There are three main pedestrian access points to the building with one on the eastern side, one on the western side and one along the northern side. There are no pedestrian
 points, and give more articulation to the facade limiting the number of units off a circulation core on a single level 	\boxtimes			access points along the southern curtilage of the building complex. The southern curtilage is retained for the services and vehicle access.
iii. <u>Amended by HBW DCP –</u> <u>Amendment 1 as follows: Where</u> <u>the minimum number of</u>	\boxtimes			There are between 9 and 12 apartments per corridor.
 apartments off a corridor may be greater than eight within a tower form: developments can demonstrate the achievement of the desired 				A satisfactory design solution is achieved in which the corridors are provided with glazed elements where possible to permit light penetration.
streetscape character and entry response where developments can demonstrate a high level of	\boxtimes			
amenity for common lobbies, corridors and units iv. Articulate longer corridors. Design solutions may include:- changing the direction or width of a corridor;	\boxtimes			
 utilising a series of foyer areas; providing windows along or at the end of a corridor v. Minimise maintenance and maintain durability by using robust materials in common circulation areas 	\boxtimes			
 4.4.9 Storage Objectives To provide adequate storage for everyday household items within easy access of the 	\boxtimes			The proposed development is considered to be consistent with the
 apartment To provide storage for sporting, leisure, fitness and hobby equipment 	\square			Storage objectives as adequate areas of storage are provided or capable of being provided to each apartment, whether internally or within the parking levels.

Requirement	Yes	No	N/A	Comment	
 4.4.9 Storage Performance Criteria i. Provide storage facilities accessible from hall or living areas, in addition to kitchen cupboards and bedroom wardrobes, at a minimum: studio - 6m³ 1-bed - 6m³ 2-bed - 8m³ 3 and 3+ bed - 10m³ This storage is to be excluded from FSR calculations 				Apartments are to have varying levels of storage areas. However, the storage space per unit varies. A total of 632 sqm with a storage volume of 1435.50 cubic metres for unit storage is being provided. A matrix schedule and supporting plans have been provided showing: • 1 Br = min. 3 cubic metres	
ii. Locate storage conveniently for apartments. Options include providing:-				 2 Br = min. 3 cubic metres 3 Br = min. 5 cubic metres 	
 at least 50 percent of the required storage within each apartment and accessible from either the hall or living area. Storage within apartments is best provided as cupboards accessible from entries and hallways and/or from under internal stairs 				And the 6 levels of parking provides 330 storage spaces to compensate for 50% of each apartments required storage space. This is considered to be satisfactory to demonstrate compliance.	
 dedicated storage rooms on each floor within the development, which can be 			\boxtimes		
 leased by residents as required dedicated and/or leasable storage in internal or basement car parks. Leasing storage provides choice and minimises the impact of storage on housing affordability 					
iii. Provide storage suitable for the needs of residents in the local area and able to accommodate larger items, such as:- boating-related equipment, surfing equipment, bicycle					
 Bicycle storage should be a combination of secured and chained storage located in convenient and visible locations 	\square				
iv. Ensure that storage separated from apartments is secure for individual use	\square				
 Where basement storage is provided: ensure that it does not compromise natural ventilation in car parks or create potential 	\boxtimes				
 conflicts with fire regulations exclude it from FSR calculations vi. Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces. 				Secure bicycle storage spaces and chained storage spaces are provided within the car parking levels.	
4.5 Building Amenity		I	I	L	
 4.5.1 Acoustic Amenity Objectives To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces 				The proposed development is considered to be consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation and the grouping of like-use rooms in apartments together.	
4.5.1 Acoustic Amenity Performance Criteria					
	Requirement	Yes	No	N/A	Comment
---	---	-------------	-------------	-----	--
i.	Utilise the site and building layout to maximise the potential for acoustic privacy by providing adequate building separation within the development and from neighbouring buildings				Suitable building separation is provided to allow private open space areas to be located away from each other.
ii.	Minimum building separations are: 5 to 8 storeys/12-25 metres 18m between habitable rooms/balconies 13m between habitable rooms/balconies and non-	\square			The setbacks and separation distances between buildings have been previously discussed earlier in the report.
	habitable rooms9m between non-habitable rooms		\boxtimes		Some variations have been identified but these have been described in detail under the
iii.	Arrange apartments within a development to minimise noise transition between flats by:				relevant headings.
	 locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms with living 	\boxtimes			
	 rooms, bedrooms with bedrooms using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas 	\boxtimes			
	 minimising the amount of party (shared) walls with other apartments 	\boxtimes			This is achieved where possible
iv.	Design the internal apartment layout to separate noisier spaces from quieter spaces by grouping uses within an apartment—bedrooms with bedrooms and service areas like kitchen, bathroom, laundry together	\square			
V.	Resolve conflicts between noise, outlook and views by using design measures including:- double glazing; operable screened balconies; continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	\boxtimes			Like use rooms of apartments and neighbouring apartments are grouped to avoid noise disturbance between apartments as much as possible.
vi.	Reduce noise transmission from common corridors or outside the building by providing seals at entry doors	\square			An Acoustic Report provided with the application, prepared by Acoustic Logic Consultancy Pty Ltd, dated 2 July 2013 (report 20130522.1/0207A/R0/HP) for
vii.	Provide a detailed noise and vibration impact assessment report for residential buildings affected by surrounding uses.	\boxtimes			Block G, provides acoustic criteria and recommended construction methods for the complex. This should be included into any consent that may be issued.
 To to 	aylight Access Objectives ensure that daylight access is provided all habitable rooms and encouraged in other areas of residential development	\boxtimes			The proposed development is considered to be generally consistent with the Daylight Access objectives as
 To min duri 	provide adequate ambient lighting and nimise the need for artificial lighting ring daylight hours.	\square			the orientation of living areas allows for daylight infiltration.
adj ne	provide residents with the ability to just the quantity of daylight to suit their eds.	\boxtimes			
<i>4.5.2 D</i> i.	aylight Access Performance Criteria Orient new residential flat	\boxtimes			The applicant has stated that buildings

	Requirement	Yes	No	N/A	Comment
ii.	development to optimise northern aspect For 1-2 storey developments, provide living rooms and principal ground level open spaces with at least 2 hours sunlight between 9.00 am and 3.00 pm in mid-winter			\boxtimes	have been orientated to maximise solar access.
<i>iii.</i>	<u>Amended by HBW DCP –</u> <u>Amendment 1 as follows: in that</u> 70% if apartments meet the 2 hour <u>solar access criteria as per the</u> <u>Residential Flat Design Code.</u>	\square			As shown on the revised architectural drawings, around 278 apartments, representing 84%; achieve the solar access requirement between 9am and 3pm in mid-winter which complies.
iii.	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 address energy efficiency	\boxtimes			There are 36 apartments being single aspect south facing, which represents 10.9% of the development. Further it is considered that some of the apartments are not exactly single aspect apartments and if excluded would reduce the count and result in 27 "single aspect apartments with a southerly aspect" representing only 8% of all apartments.
iv.	Design for shading and glare control, particularly in summer, by:	\boxtimes			Overhanging balconies are proposed to provide shading to private open spaces.
	 using shading devices, such as eaves, awnings, colonnades, balconies, pergolas, external 	\boxtimes			
	 louvres and planting optimising the number of north- facing living spaces 	\boxtimes			
	 providing external horizontal shading to north-facing windows providing vertical shading to east 	\boxtimes			
	 or west windows using high performance glass but minimising external glare off windows avoiding reflective films using a glass reflectance below 				
v.	20 percent considering reduced tint glass The use of light wells as a primary source of daylight in habitable rooms is prohibited. Where they are used, they are to be fully open to the sky and their dimensions relate to building accounting				
vi.	building separation <u>Amended by HBW DCP –</u> <u>Amendment 1 as follows: in that</u> <u>the amount of overshadowing of</u> <u>the public domain (excluding</u> <u>streets) and communal open space</u> <u>as referred, has regard to</u> <u>unavoidable shadowing from tower</u> <u>forms during these times and the</u> <u>means for alternate solar access in</u> <u>the locality.</u>			\boxtimes	
vii.	Shadow diagrams showing the impact of a proposal on adjacent residential developments and their				

	Requirement	Yes	No	N/A	Comment
p	private open space will be required.				
	ural Ventilation Objectives nsure that apartments are designed	\square			The proposed development is
to pro	ovide all habitable rooms with direct				considered to be consistent with the
	ss to fresh air and to assist in				Natural Ventilation objectives as all
	oting thermal comfort for occupants provide natural ventilation in non				habitable rooms, and where possible non-habitable rooms, have sufficient
habita	able rooms, where possible	\boxtimes			openings for ventilation and BASIX
 To minim 	reduce energy consumption by nising the use of mechanical	\square			commitments dictate energy consumption requirements.
	ation, particularly air conditioning				consumption requirements.
4.5.3 Natu	ural Ventilation Performance Criteria				
	Plan the site to promote and guide natural breezes by:				The building and apartment layouts are
•	orienting buildings to maximise	\square			designed to maximise natural
_	the use of prevailing winds				ventilation through the use of open-
-	 locating vegetation to direct breezes and cool air as it flows 	\boxtimes			plan living areas.
	across the site				
•	 selecting planting or trees that do not inhibit airflow 	\boxtimes			
ii. L	Limit residential building depth to 18		\square		A variation is identified specific to
	netres glass line to line to support				building depth which has previously
	natural ventilation Jtilise the building layout and section				been addressed and considered to be acceptable. In addition,
te	o increase potential for natural				amendment 1 to HBW DCP under
v	ventilation, by: providing dual aspect	\boxtimes			section 5.3.5 (iii) permits building depths to be greater than 18 metres
-	apartments, eg. cross through				glass line to glass line.
	and corner apartments	\boxtimes			
•	facilitating convective currents by designing units which draw cool	\square			
	air in at lower levels and allow				
	warm air to escape at higher				
	levels, for example, maisonette apartments and two-storey				
	apartments				
	A <u>mended by HBW DCP –</u> Amendment 1 as follows: in that				
	the minimum may be exceeded for	\square			
	<u>percentage of apartments above 8</u> storeys given the different air				
	movement characteristics.				
	A minimum of 25% of kitchens within	\boxtimes			The residential towers achieve
	a development are to be naturally ventilated				satisfactory daylight and natural ventilation given the orientation of the
	Select doors and operable windows				site.
	o maximise natural ventilation				There are 96 dual aspect apartments
-	opportunities established by the apartment layout. Design solutions				within the development representing
n	nay include:- locating small windows				some 29% of the total number of
	on the windward side and larger vindows on the leeward side of the	\boxtimes			apartments to be provided.
	building thereby utilising air pressure				
	o draw air through the apartment;	\boxtimes			It is identified that 247 opertments are
	using higher level casement or sash vindows, clerestory windows or				It is identified that 247 apartments are cross ventilated which represents
C	pperable fanlight windows-including	\boxtimes			73.51% of the total number of
	above internal doors—to facilitate convective currents. This is				apartments within the development.
p	particularly important in apartments				
	with only one aspect; selecting				
	vindows which occupants can econfigure to funnel breezes into the				
	apartment, like vertical d, casement				

	Requirement	Yes	No	N/A	Comment
	windows and externally opening				
vii.	doors Coordinate design for natural	\bowtie			
	ventilation with passive solar design				
viii.	techniques Explore innovative technologies to	\boxtimes			
	naturally ventilate internal building				
	areas or rooms—such as bathrooms, laundries and underground				
	carparks-for example with stack				
ix.	effect ventilation or solar chimneys Developments which seek to vary	\square			
	from the minimum standards must				
	demonstrate how natural ventilation can be satisfactorily achieved,				
	particularly in relation to habitable				
4.6 Bu	rooms ilding Form				
4.6.1 A	Awnings and Signage Objectives	_			The Awnings and Signage Objectives
	provide shelter for public streets support and encourage pedestrian	\boxtimes			are complied with. Signages proposed are for business identification purposes
	ovement associated with retail uses				only and is consistent with the SEPP
	ensure signage is in keeping with estimated streetscape character and with				64 requirements.
the	e development in scale, detail and				
	erall design Awnings and Signage Performance				
Criteria					
Awning					
<u>Awning</u> i.	Encourage pedestrian activity on	\boxtimes			
	streets by providing awnings to retail				
	strips, complement the height, depth 	\square			
	and form of the desired character or existing pattern of awnings	\boxtimes			
	 provide sufficient protection for 	\bowtie			
	sun and rain				
ii.	Contribute to the legibility of the development and amenity of the	\boxtimes			
	public domain by locating local				
	awnings over residential building entries				
iii.	Enhance safety for pedestrians by	\square			
iv.	providing under-awning lighting New awnings are to follow the				
	general alignment of existing awnings	\boxtimes			
v.	in the street Provide continuous awnings at areas	\square			
	of high pedestrian activity, particularly				
	where there are ground floor commercial and/or retail uses:				
	corners of Hill Road and major east-				
	west streets; and corners of major east west streets and the primary				
	north-south street). Awnings are also				
	to be provided to buildings fronting pedestrian plazas at the termination				
	of major east-west streets				
vi.	Awning height is to be in the range	\square			
	3.2 - 4.2 metres (clear soffit height) and the awning face is to be				
:	horizontal				
vii.	All awnings are to comply with State Environmental Planning Policy No 64	\square			
	(SEPP 64) - Advertising and Signage				

Requirement	Yes	No	N/A	Comment
Signage				
i. Signage is to be integrated with the design of the development by responding to scale, proportions and architectural detailing	\boxtimes			Proposed signs are integrated with the building design.
Signage is to provide clear and legible way-finding for residents and visitors	\square			
iii. Under-awning signage is limited to one sign per residential building plus one sign per commercial or retail tenancy	\boxtimes			
 iv. Signage on blinds is not permitted v. Conceal or integrate the light source to any illuminated signage within the 	\square			
vi. Illuminated signage is only permitted where it does not compromise	\boxtimes			
residential amenity vii. All signage is to comply with State Environmental Planning Policy No 64 (SEPP 64) - Advertising and Signage	\square			
 4.6.2.Facade Objectives To promote high architectural quality in buildings 	\square			The proposed development is considered to be consistent with the
 To ensure that new developments have facades which define and enhance the public domain and desired street character 	\boxtimes			Facade objectives as elevations of high architectural design quality which include modulation and articulation are proposed.
 To ensure that building elements are integrated into the overall building form and facade design 	\square			
 4.6.2 Façade Performance Criteria Consider the relationship between the whole building form and the facade and/or building elements. Columns, beams, floor slabs, balconies, window opening and fenestrations, doors, balustrades, roof forms and parapets are elements which can be revealed or concealed and organised into simple or complex patterns Compose facades with an appropriate scale, rhythm and proportion which respond to the building's use and the desired contextual character, for example by:defining a base, middle and top related to the overall proportion of the building; expressing key datum lines using cornices, change in materials or building setback; expressing building layout or structure, such as vertical bays or party wall divisions; expressing the variation in floor to floor height, particularly at lower levels; articulating building entries with awnings, porticos, recesses, blade walls and projecting bays; selecting balcony types which respond to the street context, building orientation and residential amenity and will create different façade profiles; detailing balustrades to reflect the type and location of the 				Elevations are provided generally in accordance with scale of the Concept Plan approval and the Homebush Bay West Development Control Plan and consist of high quality building elements. A high level of modulation, articulation and architectural feature elements are incorporated to provide visually interesting and varied facades. At street level, the setback is further enhanced by the opportunity to have deep soil zones given that the basement is contained wholly within the building form. The development is provided with numerous windows, balconies and architectural elements to break the bulk and scale of the complex.

Requirement	Yes	No	N/A	Comment
balcony and its relationship to the façade detail and materials; using a variety of window types to create a rhythm or express the building uses, for example, a living room versus a bathroom; incorporating architectural features which give human scale to the design of the building at street level, including entrances, awnings, colonnades, pergolas and fences; using recessed balconies and deep windows to create articulation and define shadows, thereby adding				
visual depth to the facade iii. Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the facade orientation				
iv. Express important corners by giving visual prominence to parts of the facade, for example, a change in building articulation, material or colour, roof expression or increased height				Unsightly elements such as services, piping and plant is to be suitably located and/or screened so as not to detract from the visual quality of facades.
v. Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony	\boxtimes			
design vi. Coordinate security grills/screens, ventilations and carpark entry doors with the overall facade design	\square			
vii. Integrate the design of garage entries with the building facade design, locating them on secondary streets where possible.	\boxtimes			
 4.6.3 Roof Design Objectives To provide quality roof designs, which contribute to the overall design and performance of regidential flat buildings. 	\boxtimes			The proposed development is considered to be consistent with the
 performance of residential flat buildings To integrate the design of the roof into the overall facade, building composition and design of activity of perspective. 	\boxtimes			Roof Design objectives as a flat roof with no element which detract from the overall building appearance is
 desired contextual response To increase the longevity of the building through weather protection 	\square			proposed.
 4.6.3 Roof Design Performance Criteria Relate roof design to the desired built form. Some design solutions may include: articulating the roof, or breaking down its massing on large buildings, to minimise the apparent bulk or to relate to a context of smaller building forms; using a similar roof pitch or material to adjacent buildings, particularly in existing special character areas or heritage conservation areas. Avoid directly copying the elements and detail of single family houses in larger flat buildings; this often results in inappropriate proportion, scale and detail for residential flat buildings; minimising the expression of roof forms gives prominence to a strong horizontal datum in the adjacent 				The proposed building complex is to have a flat roof which will not have any impact upon its overall appearance. There are some plant and associated equipment on the roof of the residential tower being the lift over runs and hot water systems.

	Requirement	Yes	No	N/A	Comment
ii.	context, such as an existing parapet line; using special roof features ,which relate to the desired character of an area, to express important corners. Design the roof to relate to the size	\boxtimes			
	and scale of the building, the building elevations and 3D building form. This includes the design of any parapet or terminating elements and the selection of root materials				The tower on the northern-eastern building complex rise to a maximum height of 48.85 metres excluding lift overruns.
iii.	Design roofs to respond to the orientation of the site, for example, by using eaves and skillion roofs to	\square			The service elements are centrally located on the roof space and would not be visible from the street level at
iv.	respond to sun access Minimise the visual intrusiveness of service elements by integrating them into the design of the roof. These elements include lift over-runs, service plants, chimneys, vent stacks, telecommunication infrastructures, gutters, downpipes and signage Support the use of roofs for quality				close angles.
V.	 open space in denser urban areas by: providing space and appropriate building systems to support the desired landscape design (see 			\boxtimes	
	Landscape Design and Open Space) incorporating shade structures			\square	
	 incorporating shade structures and wind screens to encourage open space use 				
	 ensuring open space is accessible 				There are no landscaping / planting
vi.	Facilitate the use or future use of the roof for sustainable functions, for example:– allow rainwater tanks for water conservation; orient and angle roof surfaces suitable for photovoltaic applications; allow for future innovative design solutions, such as water features or green roofs.				elements or pedestrian access to the roof level of the residential tower.
	Building Performance 1 Energy Efficiency Objectives				
•	To reduce the necessity for mechanical heating and cooling To reduce reliance on fossil fuels To minimise greenhouse gas emissions To support and promote renewable energy initiatives	\mathbb{X}			The proposed development is consistent with the Energy Efficiency objectives. The development is compliant with the BASIX Certificate commitments and the specialised report associated with the certificate.
-	To use natural climatic advantages of the coastal location such as cooling summer breezes, and exposure to unobstructed	\square			
•	winter sunlight To provide a suitable environment for proposed uses, having regard to wind impacts and noise	\square			
•	To ensure that land is geotechnically suitable for development and can be feasibly remediated or any contaminants to a level adequate for the proposed use				
4.7. i.	1 Energy Efficiency Performance Criteria Incorporate passive solar design techniques to optimise heat storage in winter and heat transfer in summer				

	Requirement	Yes	No	N/A	Comment
	by:				
	 maximising thermal mass in floor and walls in northern rooms of dwelling/building 	\boxtimes			The two BASIX Certificates for the buildings show that the development as a whole achieves the energy and water
	 polishing concrete floors and/or using tiles or timber floors rather 	\square			conservation.
	 than carpets limiting the number of single aspect apartments with a southerly aspect (SW–SE) to a maximum of 10 percent of the 	\boxtimes			The number of single aspect apartments with southerly aspect is 8% (27 apartments) out of the total number
	 Inaximum of to percent of the total units proposed insulating roof/ceiling to R2.0, external walls to R1.0 and the floor—including separation from basement car parking—to R1.0 	\boxtimes			of apartments) out of the total number of apartments within the development. (Refer to discussion of the Residential Flat Design Code (above) in relation solar access and south-facing single- aspect apartments.
ii.	 minimising the overshadowing of any solar collectors Improve the control of space heating 	\boxtimes			
	and cooling by:				
	 designing heating/cooling systems to target only those spaces which require heating or cooling, not the whole apartment 	\boxtimes			Climate control techniques are found to be satisfactory.
	 designing apartments so that entries open into lobbies or vestibules and are isolated from 	\boxtimes			
	 living areas by doorways allowing for adjustable awnings and blinds to be attached to the outside of windows to keep the bact out in summer. 	\boxtimes			
	heat out in summerproviding gas bayonets to living				
	areas, where gas is availableproviding reversible ceiling fans	\boxtimes			
	for improving air movement in summer and for distributing heated air in winter	\boxtimes			
iii.	Provide or plan for future installation of solar collectors and photovoltaic panels, for example by:				
	 designing the roof so that solar collectors and photovoltaic panels can be mounted parallel 	\boxtimes			Solar panels are not proposed in this development however they could be installed in future should the need
	 to the roof plane locating trees where they will not shade existing or planned solar and photovoltaic installations 	\boxtimes			arise.
iv.	Improve the efficiency of hot water				
	 systems by: insulating a hot water system or systems with a Greenhouse Score of 3.5 or greater and which suits the needs of the 	\boxtimes			
	development and/or individual				
	 dwellings installing water-saving devices, such as flow regulators, AAA (or higher) rated shower heads and tap aerators 	\boxtimes			These are addressed by the BASIX
۷.	Reduce reliance on artificial lighting by:				Certificates issued for the development. This is addressed under
	 providing a mix of lighting fixtures, including dimmable lighting, to provide for a range of activities in different rooms designing to allow for different 	\boxtimes			the heading "State Environmental Planning Policy - BASIX" described earlier in the report.

Requirement	Yes	No	N/A	Comment
possibilities for lighting the room for example, low background lighting supplemented by task o effect lighting for use as required using separate switches for				
 special purpose lighting using high efficiency lighting such as compact fluorescent, fo 				
common areas using motion detectors fo 				
common areas, lighting doorways and entrances outdoor security lighting and ca parks	, 🖂			
vi. Maximise the efficiency of household appliances by:	I			
 selecting an energy source with minimum greenhouse emissions installing high efficienct 				
refrigerators/freezers, clothes washers and dishwashers providing areas for clothes to be				
dried through natural ventilation vii. Provide an Energy Performance				
Report from a suitably qualified consultant to accompany any development application for a new building. Nathers 4.5 star rating should be achieved to 80% of a				
residential apartments and commercial offices viii. Use the NSW Government's sustainability assessment tool	5			
BASIX, from such time as it is implemented for the residentia housing types in the DCP precinc area, as an additional rating system to be achieved to 80% of a				
residential apartments 4.7.2 Maintenance Objectives				
 To ensure long life and ease of maintenance for the development 	f			The proposed development is considered to be consistent with the Maintenance objectives as relevant conditions shall be included in any consent to ensure the site is suitably maintained.

	Requirement	Yes	No	N/A	Comment
i.	Maintenance Performance Criteria Design windows to enable cleaning from inside the building, where possible Select monunly operated systems	\boxtimes			This is possible in most instances but this is part of the day to day maintenance of the complex by the Strete manager
ii.	Select manually operated systems, such as blinds, sunshades, pergolas and curtains in preference to mechanical systems	\boxtimes			Strata manager.
iii.	Incorporate and integrate building maintenance systems into the design of the building form, roof and facade	\square			Many passive features are incorporated such as sun shades, overhanging balconies, pergolas and
iv.	Select durable materials, which are easily cleaned and are graffiti resistant	\square			screens.
v.	Select appropriate landscape elements and vegetation and provide appropriate irrigation systems (see	\square			
vi.	Landscape Design) 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.				Appropriate species selected.
■ To de pr	Waste Management Objectives b avoid the generation of waste through esign, material selection and building actices	\boxtimes			A waste Management Plan has been submitted with the application detailing waste controls and removal during demolition and construction.
di de th m	o plan for the types, amount and sposal of waste to be generated during emolition, excavation and construction of e development. To encourage waste inimisation, including source separation,				The waste management plan is thorough and documents waste management throughout the development process.
• To	use and recycling o ensure efficient storage and collection waste and quality design of facilities	\square			The waste management plan shall be included as part of any consent that may be issued.

Requirement	Yes	No	N/A	Comment
4.7.3 Waste Management Performance				
Criteria				T I I () I
i. Incorporate existing built elements into new work, where possible			\square	There are a number of waste bin storage areas located within Car park
ii. Recycle and reuse demolished				Level One. Garbage collection is
materials, where possible			\square	arranged to be shared with Block D.
iii. Specify building materials that can be				This will facilitate garbage collection
reused and recycled at the end of	\square			from within the building complex and
their life iv. Integrate waste management				not on the kerb side.
iv. Integrate waste management processes into all stages of the	\square			
project, including the design stage				
v. Support waste management during				
the design stage by:				
 specifying modestly for the project needs 	\square			
 reducing waste by utilising the 				
standard product/component	\square			
sizes of the materials to be used	_			
 incorporating durability, adaptability, and appare of future 	\square			
adaptability and ease of future services upgrades				
vi. Prepare a waste management plan				
for green and putrescible waste,	\square			
garbage, glass, containers and paper				
vii. Locate storage areas for rubbish bins	\square			
away from the front of the development where they have a				
significant negative impact on the				
streetscape, on the visual				
presentation of the building entry and				
on the amenity of residents, building				
users and pedestrians viii. Provide every dwelling with a waste	\square			
cupboard or temporary storage area				
of sufficient size to hold a single day's				
waste and to enable source				
separation ix. Incorporate on-site composting,				
where possible, in self contained			\square	
composting units on balconies or as				
part of the shared site facilities				
x. Supply waste management plans with			\square	
any Development Application as required by the NSW Waste Board				
4.7.4 Water Conservation Objectives				
To reduce mains consumption of potable	\square			Suitable water saving measures have
water				been proposed for this development.
 To reduce the quantity of urban stormwater runoff 	\square			
 To encourage integrated water 				
management, that is, capturing	\square			
stormwater and/or rainwater and storing				
on site for both external and internal use				

	Requirement	Yes	No	N/A	Comment
4.7.4	Water Conservation Performance				
Criteria i. ii. iii.	Use AAA (or higher) rated appliances to minimise water use Encourage the use of rainwater tanks Collect, store and use rainwater on site for non-potable purposes. This may be used for car washing, watering the garden, toilet flushing	\mathbb{X}			Water Management is satisfactory as per the BASIX Certificates generated for the development. The development includes a rainwater tank collecting from the roof area.
iv.	and washing machines. Once treated, rainwater can also be used for potable supply. Consider the recycling of grey water for toilet flushing or for garden uses All development is to be connected to the Homebush Bay Water Reclamation and Management System (WRAMS). To facilitate connection to WRAMS, provide correctly sized dual water reticulation systems, appropriate dual supply plumbing, and toilet flushing and				
v. vi.	irrigation connections Incorporate local indigenous native vegetation in landscape design Avoid the use of lead- or bitumen- based paints on roofs, as rainwater	\boxtimes			
vii.	cannot be collected from them. Normal guttering is sufficient for water collections provided that it is kept clear of leaves and debris Provide spring return taps for all public amenities.	\boxtimes			
	blic Art + Design blic Art and Design Objectives		[[
 To To To th To 	 b) c Art and Design Objectives c) celebrate local heritage and culture c) explore community cultural identity c) instigate the feeling of 'community' in e town centre c) articulate the nature and special ualities of the town in the public domain 			\mathbb{X}	The development does not include any items of public art.
	blic Art and Design Performance Criteria Artworks are to be integrated into				The development does not include any
ii.	broader development and planning Art and design that enhances the				items of public art.
	pedestrian experience are to be				
iii.	encouraged Projects that develop cultural themes that are relevant to the locality and its community are to be encouraged			\square	
iv.	Public art is to be used to help define important spaces in the locality			\bowtie	
v.	Stand-alone projects that fail to address the locality and its culture, are to be avoided			\bowtie	
vi.	Elements such as seating, paving, bus shelters and other street furniture, whilst being functional, are to be visually appealing and of a high design quality			\boxtimes	

No. 1 Burroway Road DCP 2006

The No.1 Burroway Road DCP 2006 (referred to as the *site specific DCP*) was prepared and adopted as a more detailed Master Plan for the subject site and as an extension to other planning

controls adopted for the precinct as a whole (i.e. the Homebush Bay West DCP, which has been considered above). This *site specific DCP* contains more detailed controls with respect to street patterns, configuration, floor space and so on as well as the general planning principles and requirements for residential flat development which are also prevalent in the Homebush Bay West DCP and taken from the Residential Design Code associated with SEPP 65 - Design Quality of Residential Flat Development.

Having regard to the above, it should be noted that an Amendment no. 1 to the Homebush Bay West DCP 2004 which came into effect on the 31 July 2013 has resulted in various inconsistencies with the planning controls provided under the *site specific DCP*. Consequently, the amendment which sought to revise the planning controls and introduce higher densities and building heights was created to support the Voluntary Planning Agreement (VPA) for the construction of the Homebush Bay Bridge to link Wentworth Point to the Rhodes Peninsula.

The controls contained within the *site specific DCP* whilst still technically applicable, are considered to be effectively redundant to the extent that the abovementioned amendment to the HBWDCP permits a substantially greater built form not contemplated by the *site specific DCP*. As such, a variation to the *site specific DCP* is required and justified in this instance. It is however, intended to recommend that the application be approved subject to a deferred commencement condition to ensure that the *site specific DCP* is repealed or amended prior to any consent becoming operational in order to satisfy the statutory provisions of Clause 16 of SREP 24.

Section 94 Contributions Plan

The proposed development would require the payment of contributions in accordance with Part C: Homebush Bay West Precinct, of Council's Auburn Development Contributions Plan 2007. Contributions are collected for traffic management, open space, community facilities and administration in the locality and are calculated based on the number of new 1, 2 and 3 bedroom dwellings.

The Section 94 Contributions will be based upon the following criteria:-

- 161 x 1 bedroom apartments.
- 157 x 2 bedroom apartments.
- 12 x 3 bedroom apartments.

As at 10 February 2014, the contribution amount is calculated at \$1,129,455.71 which will be subjected to the consumer price index.

Disclosure of Political Donations and Gifts

The NSW Government introduced The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 (NSW). This disclosure requirement is for all members of the public relating to political donations and gifts. The law introduces disclosure requirements for individuals or entities with a relevant financial interest as part of the lodgement of various types of development proposals and requests to initiate environmental planning instruments or development control plans.

No disclosures of any political donations or gifts have been declared by the applicant or any organisation / persons that have made submissions in respect to the proposed development.

The provisions of the Regulations (EP& A Act s79C(1)(a)(iv))

The proposed development raises no concerns as to the relevant matters arising from the EP& A Regulations 2000.

The Likely Environmental, Social or Economic Impacts (EP& A Act s79C(1)(b))

It is considered that the proposed development will have no significant adverse environmental, social or economic impacts in the locality and is a form of development anticipated and expected for the Wentworth Point locality.

The suitability of the site for the development (EP&A Act s79C(1)(c)

The subject site and locality is known to be affected by flooding. Council's Engineering Department have assessed the application and raise no objections to the proposal in relation to flooding.

The subject site is also known to contain reclaimed land and imported fill. Investigations into site conditions identify that ground material contains contamination arising from a number of past industrial uses and acid sulphate soils. Further details on the site history are provided in the SEPP 55 assessment above. Suitable investigations and documentation has been provided to demonstrate that the site is or can be made suitable for the proposed development in terms of contamination and acid sulphate soils.

No other natural hazards or site constraints likely to have a significant adverse impact on the proposed development. Accordingly, the site can be said to be suitable to accommodate the proposal. The proposed development has been assessed in regard it its environmental consequences and having regard to this assessment, it is considered that the development is suitable in the context of the site and surrounding locality.

Submissions made in accordance with the Act or Regulation (EP&A Act s79C(1)(d)

Mail 🖂

Advertised (newspaper)

Sign 🔀

Not Required

In accordance with Council's Notification of Development Proposals Development Control Plan, the proposal was publicly exhibited and letters sent to adjoining owners/occupiers for a period of thirty (30) days from 17 September to 17 October.

A total of nine (9) submissions were received as a result of notification of the proposed development. Two (2) submissions were received within the notification period and the remaining seven (7) submissions were received after the notification period. The issues are summarised and discussed in further detail below:

- Issue: The respondent objects to the development claiming that the number of levels proposed is excessive for the density of buildings in the area due to a lack of open space and infrastructure. The respondent has provided a list supporting his objection to the proposal indicating the following:
 - Wentworth point area does not have such tall buildings and building higher than eight levels will damage the current architectural appearance of the suburb.
 - The current infrastructure may not be capable to cope with such increase in residents. There is only one main road, Hill Road that connects the suburb with Olympic Park and the rest of Sydney. The buildings with more than eight levels may create traffic issues and problems with finding parking spots. On the top of this, public transport may also be out of capacity, if the high-rise building will be constricted to our area. This will make life uncomfortable for existing and new residents.
 - The proposed number of storeys will totally block natural light coming to my apartment. My apartment as well as apartments of my neighbours who have their windows on the north side of the building will be at risk of staying in permanent shadow created by the proposed building.

Taking into account all mentioned above, it would not be acceptable to introduce high-rise buildings that have more than eight storeys in our area.

Comment: The amendment no. 1 to the HBW DCP 2004 introduced new heights limits to the Wentworth Point Area which permitted increased floor space and density. The proposed development is consistent with the planning provisions under the new amendment to the HBW DCP and as such is considered to be acceptable. The Amendment is associated to the Voluntary Planning Agreement to create funding for the Homebush Bay Bridge development to connect Homebush Bay West and the Rhodes Peninsula.

The majority of the development is 6 to 8 storeys high with the exception of the tower which rises to a total of 16 storeys. Due to the orientation of the street grid, some overshadowing is considered to be unavoidable, however, reasonable building separation distances have been provided to alleviate any significant overshadowing.

Issue: The respondent objects to the development as a whole and states that the development makes all the mistakes of the original HBW DCP 2004 which have been carried through to the amended HBW DCP issued on 1/7/2013. The respondent indicates that there appears to have been no effort by the Department of Planning to incorporate any feedback from public consultation in the first half of 2013 where the proposed amended code incorporated the increase in building heights up to 25 storeys.

The respondent identifies that the specific inferior aspects relate to excessive studio and one bedroom units and not enough three bedroom units, poor sunlight access in winter months, lack of resident parking capacity, inferior acoustic standards on glass doors and windows, inadequate storage allowances, narrow north/south road ways that do not allow for two vehicles to pass safely when travelling in the opposite directions.

- Comment: The development has been assessed on its merit and it is considered to perform satisfactorily with respect to the RFDC and HBW DCP as amended. The development has been responsibly designed and provides for acceptable levels of amenity for future residents and minimises adverse impacts on the amenity of neighbouring properties.
- Issue: Seven (7) respondents have objected to the proposed Carter Street and Wentworth Point Urban Activation Precinct and have raised similar concerns with respect to the following:
 - Lack of transport infrastructure being provided in these areas to service the increased density and housing
 - Increased traffic generation on Hill Road and the concerns with regard to how Hill Road will accommodate the future increase in housing in these areas
 - The lack of parking provided resulting from increased traffic generation and housing
 - Offensive odours emitted from the Carter Street Liquid Waste Processing Facility affecting residents of Newington
 - Lack of proposed schools in the area to service the increase in housing in the area, and;
 - The development is out of keeping with the current streetscape.
- Comment: As discussed previously, the amendment no. 1 to the HBW DCP 2004 which is associated with the Voluntary Planning Agreement to create funding for the new Homebush Bay Bridge development provides for a connection from Homebush Bay West to the Rhodes Peninsula thus alleviating pressures from Hill Road. The development has been assessed on its merit and it is considered to perform satisfactorily with respect to the RFDC and HBW DCP as amended. The development has been responsibly designed and provides for acceptable levels of

amenity for future residents and minimises adverse impacts on the amenity of neighbouring properties and parking has been assessed and achieves compliance with Council's numerical controls.

With regard to the concerns raised for the Carter Street Precinct, the development is located within the Wentworth Point Precinct and thus has no relevance to the application. Notwithstanding, any matters surrounding the Carter Street Precinct will be appropriately addressed upon future applications being lodged in the Carter Street Precinct.

The public interest (EP& A Act s79C(1)(e))

The public interest is served by permitting the orderly and economic development of land, in a manner that is sensitive to the surrounding environment and has regard to the reasonable amenity expectations of surrounding land users.

In view of the outcome of the assessment, there are a number of variations to the planning controls which are related to internal layout and how apartments are arranged. The applicant has demonstrated that overall residential amenity will be satisfactory and the project may be supported.

Operational Plan / Delivery Program

This assessment and report relates to the Auburn City Council Operational Plan and Delivery Program, Our Places – Attractive and Liveable theme, action "2a.1.1.3 Assess development applications, complying development and construction certificates".

Conclusion

The development application has been assessed in accordance with the relevant requirements of the Environmental Planning and Assessment Act 1979.

The proposed development is appropriately located within a locality earmarked for high-density residential redevelopment, however some variations (as detailed above) in relation to State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development and the Homebush Bay Development Control Plan are sought.

Having regard to the assessment of the proposal from a merit perspective, Council may be satisfied that the development has been responsibly designed and provides for acceptable levels of amenity for future residents. It is considered that the proposal successfully minimises adverse impacts on the amenity of neighbouring properties. Hence the development, irrespective of the departures noted above, is consistent with the intentions of Council's planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 79C of the Environmental Planning and Assessment Act, 1979.

Auburn Council DA-263/2013