

Attachment 6 - Compliance Table

1. SEPP 65 (DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT)

As discussed in the report, the SEPP 65 version applicable to the development is that immediately preceding 17 July 2015.

Relevant provisions of the Code are addressed in Table 1 below.

Table 1: Residential Flat Design Code

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
Part 1 – Local context <u>Building Depth</u> Max 18m (glass line to glass line) For wider buildings, must demonstrate how satisfactory daylight and natural ventilation are achieved	The proposed building depth varies throughout the building. The podium levels (Levels 1-4) have a typical depth of 42m, however this relates to commercial areas. The podium level apartments have a depth of approximately 10m to internal void areas. Levels 5-25 contain exclusively apartments and building depth is maximum 19.5m. These depths are considered satisfactory, as the glazing type in communal and private areas allows cross ventilation and daylight access. The design of outdoor terraces provides natural ventilation.	Satisfactory
<u>Building Separation</u> <u>Objectives</u> <ul style="list-style-type: none"> To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings. To provide visual and acoustic privacy for existing and new residents. To control overshadowing of adjacent properties and private or shared open space. To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow. Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban	Levels 1-4 are less than 12m in height. At these levels, the proposed approximate minimum building separation would be: North (Rawson Street): no buildings located on car park site. Nearest northern building comparable height over 100m away West (Railway Parade): no buildings, Illawarra rail corridor. East (5 & 7 Rawson Street): 29m South (300 Crown Street): 22m <u>Levels 5-8 (<25m)</u> East (5 & 7 Rawson Street): nil South (300 Crown Street): 46m <u>Levels 9-25 (>25m)</u> No adjoining buildings above 25m	Satisfactory

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p>form and visual and acoustic privacy has been satisfactorily achieved.</p> <p><i>Rule of thumb</i></p> <p>Between adjoining sites:</p> <ul style="list-style-type: none"> Up to four storeys/12m <ul style="list-style-type: none"> 12m between habitable rooms/balconies 9m between habitable rooms/balconies and non-habitable rooms 6m between non-habitable rooms Five to eight storeys/up to 25m: <ul style="list-style-type: none"> 18m between habitable rooms/balconies 13m between habitable rooms/balconies and non-habitable rooms 9m between non-habitable rooms Nine storeys and above/over 25m: <ul style="list-style-type: none"> 24m between habitable rooms/balconies 18m between habitable rooms/balconies and non-habitable rooms 12m between non-habitable rooms Allow zero building separation in appropriate contexts, eg. urban areas between street wall building types (party walls) <p><u>Side and rear setbacks</u></p> <p><i>Objectives</i></p> <ul style="list-style-type: none"> To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. Maintain deep soil zones Maximise building separation to provide visual and acoustic privacy Where setbacks are limited by lot size and adjacent buildings, 'step in' the plan to provide internal 	<p>Building separation is discussed above.</p> <p>Side and rear considered to be to Waters Place i.e. east and south setbacks</p> <p>Up to street frontage heights: Nil side and rear setbacks.</p> <p>Residential uses (habitable rooms) between street frontage height and 45m (i.e. Levels 5-15): south 23.32m, east minimum 16.28m</p> <p>All uses (including non-habitable residential) between street frontage height and 45m (i.e. Levels 5-15): east 1.67m (only on level 5 where structure is enclosed fire</p>	<p>Satisfactory</p>

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
courtyards and limit the length of walls facing boundaries	stair). All uses above 45m (i.e. Levels 16-25): south minimum 23.32m (residential) , east minimum 16.24m (residential)	
Part 2 – Site design		
<u>Deep Soil Zone</u> The rule of thumb is for a minimum of 25% of the open space area of site to be a deep soil zone.	The basement extends to the boundary. Podium planting is proposed on Level 4. 25% of open space area = 166.37m ² . The landscape plan has not quantified the area of deep soil zone. Council's landscape officer has no objection.	Satisfactory
<u>Landscape design</u> To add value to residents' quality of life within the development in the forms of privacy, outlook and views.	A landscape plan has been provided which is satisfactory. Street tree plantings are proposed; all other plantings are in beds or on other structures.	Satisfactory
<u>Open Space</u> The rule of thumb is for between 25-30% of the site area to be communal open space. The minimum recommended area of private open space for each apartment at ground level or similar space on a structure is 25m ² , minimum preferred dimension is 4m	25% of the site area = 665.5m ² . Communal open space is proposed in the form of terraces on Level 4. This area includes a gym, lap pool, deck, garden and barbecue facilities. . The applicant has not quantified the total amount of communal open space, but it appears in excess of 800m ² (30% of the site). All residential apartments are provided with private open space in the form of balconies.	Satisfactory
<u>Orientation</u> To optimise solar access to residential apartments within the development and adjacent development	The building length runs north-south, with longer elevations east and west. Private open space in the form of balconies is located on the north, east and west elevations and these would receive adequate solar access. Shadow diagrams have been provided which show acceptable solar access to adjoining properties.	Satisfactory
<u>Planting on Structures</u> Select appropriate plant species and size.	A landscape plan has been provided which shows proposed plantings on structures.	Satisfactory
<u>Stormwater management</u> · To minimise the impacts of residential development and associated works on the health and	A stormwater concept plan has been provided which is satisfactory.	Satisfactory

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p>amenity of natural waterways.</p> <ul style="list-style-type: none"> To preserve existing topographic and natural features, including watercourses and wetlands. To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity. <p><u>Safety</u></p> <p>The rule of thumb is that a formal crime risk assessment be carried out for residential developments of over 20 new dwellings.</p> <p><u>Visual privacy</u></p> <ul style="list-style-type: none"> To provide reasonable levels of privacy externally and internally, during the day and at night To maximise outlook and views from principal rooms and private open space without compromising visual privacy. <p><u>Building entry</u></p> <ul style="list-style-type: none"> To create entrances which provide a desirable residential identity for the development. To orient the visitor To contribute positively to the streetscape and building façade design <p><u>Parking</u></p> <ul style="list-style-type: none"> To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport-public transport, bicycling and walking. To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport. 	<p>Crime and safety is addressed in the Statement of Environmental Effects. Adequate measures have been adopted to minimise crime risk. Access to residential floors and car parking areas is likely to be restricted via lift and door programming.</p> <p>The location of sensitive residential floor space is adequately separated from adjoining land uses. There is no existing or approved development of comparable height on adjoining land.</p> <p>The building presents a residential lobby and a commercial lobby, which are both readily identifiable from the footpath. It is expected secure access would be provided to residential floors and parking areas. Awnings are proposed on Rawson Street and Railway Parade for the length of the building.</p> <p>Parking is provided in accordance with WDCP 2009.</p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>Pedestrian Access</u> Barrier free access to at least 20% of dwellings.	All dwellings are serviced by residential lifts. Accessible entry to the building is provided.	Satisfactory
<u>Vehicle access</u> <ul style="list-style-type: none"> Generally limit the width of driveways to a maximum of 6 metres. Locate vehicle entries away from main pedestrian entries and on secondary street frontages. 	Driveway access is provided on Waters Place (east). At kerb, the driveway is approximately 7.5m wide, to allow two way traffic. Council's traffic engineer has no objection.	Satisfactory.
Part 3 – Building Design		
<u>Apartment layout</u> <ul style="list-style-type: none"> Single-aspect apartments should be limited in depth to 8m from a window Back of a kitchen should be no more than 8m from a window Providing open space in the form of a balcony, a terrace, a courtyard or a garden for every apartment Locating main living areas adjacent to main private open space. Include adequate storage space. 	Apartment are located on Levels 2-25. All single-level apartments have more than one aspect. Seven apartments located on Levels 2 and 3 are two storey apartments and are single aspect. All apartments have kitchens less than 8m from a window. All apartments have private open space in the form of balconies. All apartments have living areas adjoining balconies. All apartments have internal storage.	Satisfactory
<u>Apartment mix</u> <ul style="list-style-type: none"> To provide a diversity of apartment types, which cater for different household requirements now and in the future. To maintain equitable access to new housing by cultural and socio-economic groups. 	The proposed apartments include 1, 2 and 3 bedrooms (17 x 1 bed, 39 x 2 bed and 24 x 1 bed).	Satisfactory
<u>Balconies</u> <ul style="list-style-type: none"> Provide primary balconies with a minimum depth of 2m. Developments that seek to vary from the minimum standards must demonstrate negative impacts from noise, wind cannot be mitigated with design solutions. 	All apartment balconies have minimum depths exceeding 2m.	Satisfactory
<u>Ceiling heights</u> Minimum 2.7m for habitable rooms	All apartments have ceiling heights of minimum 2.7m.	Satisfactory

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>Flexibility</u> <ul style="list-style-type: none"> To encourage housing designs which meet the broadest range of the occupants' needs as possible. To promote 'long life loose fit' buildings, which can accommodate whole or partial change of use. To encourage adaptive re-use. 	Eight (10%) adaptable units are provided.	Satisfactory
<u>Ground floor apartments</u> <ul style="list-style-type: none"> Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site. Provide ground floor apartments with access to private open space, preferably as a terrace or garden. 	As required by WLEP 2009, the ground floor is retail. No ground floor apartments are provided. The ground floor (Level 1) contains commercial and hotel uses.	Not applicable
<u>Internal circulation</u> In general, where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to eight.	All residential floors have less than 8 units off a corridor.	Satisfactory
<u>Mixed use</u> Choose a compatible mix of uses	The development incorporates retail and residential uses. This mix is considered suitable.	Satisfactory
<u>Storage</u> Studio apartments – 6m ³ One-bedroom apartments – 6m ³ Two bedroom apartments – 8m ³ Three plus bedroom apartments – 10m ³	All residential apartments provide internal storage in the form of linen closet and wardrobes. Additional storage is provided on Basement Level 1.	Satisfactory
<u>Acoustic privacy</u> <ul style="list-style-type: none"> Adequate separation from neighbouring buildings. Unit arrangement to avoid noise transmission. 	Adequate acoustic privacy is provided. The floor plan groups non-sensitive rooms. Minimum standards for acoustic privacy within the Building Code of Australia would apply. Rail related noise is expected and specific attenuation are recommended.	Satisfactory.
<u>Daylight access</u> Living rooms and private open spaces for at least 70% of apartments should receive a minimum of three hours direct sunlight between 9am and 3pm in mid	Shadow diagrams have been provided and incorporate shadowing from approved nearby development (not constructed). The SEE and shadow diagrams confirm that at	Satisfactory

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
winter. In dense urban areas a minimum of 2 hours may be acceptable.	least 70% of residential apartments would receive 2 hrs in midwinter.	
<u>Natural ventilation</u> 60% of residential units should be naturally cross ventilated.	All apartments have balconies which would allow for natural ventilation. Corner apartments increase opportunities for cross-ventilation. The two storey apartments on levels 2 and 3 do not all receive cross ventilation. All other apartments are cross ventilated. More than 60% of units are cross ventilated.	Satisfactory
<u>Facades</u> <ul style="list-style-type: none"> To ensure that new developments have facades which define and enhance the public domain and desired street character. To ensure that building elements are integrated into the overall building form and façade design. 	Council's Design Review Panel identified opportunities for improvement, including treatment of the podium levels. The revised plans resolve these matters.	Satisfactory
<u>Roof design</u> <ul style="list-style-type: none"> To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings. 	The roof line has been revised in response to the Design Review Panel.	Satisfactory
<u>Energy efficiency</u> <u>Maintenance</u> To ensure long life and ease of maintenance for the development.	A BASIX certificate has been provided. The proposed external finishes are acceptable. A plant and services room is located on Level 25 allowing balcony access.	Satisfactory Satisfactory
<u>Waste management</u> Supply waste management plans as part of the development application.	Waste storage room is located on Level 2 and is serviced by a garbage chute from all residential levels.	Satisfactory
<u>Water conservation</u> <ul style="list-style-type: none"> To reduce mains consumption of potable water. To reduce the quantity of stormwater run off. 	A BASIX certificate has been provided.	Satisfactory

2. WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER D13 – WOLLONGONG CITY CENTRE

The site is located within the Wollongong City Centre, as defined in WLEP 2009 and WDCP 2009. Chapter D13 applies to the development and prevails over other parts of the DCP where there is any inconsistency. Relevant provisions are addressed in Table 2 below.

Table 2: WDCP 2009

2 Building form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><u>2.1 General</u></p> <p>Building form and character refers to the individual elements of building design that collectively contribute to the character and appearance of the built environment. Wollongong City Centre LEP includes provisions for land use, building heights and sun access planes, floor space ratio and design excellence. The building form provisions are intended to encourage high quality design for new buildings, balancing character of Wollongong with innovation and creativity.</p> <p>The resulting built form and character of new development should contribute to an attractive public domain in central Wollongong and produce a desirable setting for its intended uses.</p>	<p>The proposed design incorporates building separation, height, land use and floor space ratio in accordance with WLEP 2009.</p>	<p>Satisfactory</p>
<p><u>2.2 Building to street alignment and street setbacks</u></p> <p>B3 zone: Nil setback at ground level, 4m minimum setback above street frontage height</p>	<p>Nil setback at levels 1-4 (street frontage height). Level 5 and above, the building is setback minimum 5.5m.</p>	<p>Satisfactory</p>
<p><u>2.3 Street frontage heights in commercial core</u></p> <p>Street frontage heights of 12-24m are required.</p>	<p>A street frontage height of 12-15m is proposed</p>	<p>Satisfactory</p>
<p><u>2.4 Building depth and bulk</u></p> <p>Maximum 1200m² floor plate size for non-residential above 24m</p> <p>Maximum 900m² floor plate size for residential above 24m</p> <p>Maximum 25m building depth for non residential</p> <p>Maximum 18m building depth residential</p>	<p>The proposed building incorporates a wider footprint on the lower levels, with smaller upper levels of the tower.</p> <p>Maximum building depth is approximately 42m (commercial) and 19.5m (residential). The proposed footprint is considered able to provide light and ventilation</p>	<p>Satisfactory</p>

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
	and respond to the proposed mix of land uses.	
<u>2.5 Side and rear building setbacks and building separation</u>		
<i>Up to street frontage heights:</i> Nil side and rear setback	Side and rear considered to be to Waters Place i.e. east and south setbacks	Satisfactory
<i>Residential uses (habitable rooms) between street frontage height and 45m:</i> 12m side and rear setback	Up to street frontage heights: Nil side and rear setbacks.	
<i>All uses (including non-habitable residential) between street frontage height and 45m:</i> 6m side and rear setback	Residential uses (habitable rooms) between street frontage height and 45m (i.e. Levels 5-15): south 23.32m, east minimum 16.28m	
<i>All uses above 45m:</i> 14m side and rear setback	All uses (including non-habitable residential) between street frontage height and 45m (ie. Levels 5-15): east 1.67m (only on level 5 where structure is enclosed fire stair). All uses above 45m (ie. Levels 16-25): south minimum 23.32m (residential) , east minimum 16.24m (residential)	
<u>2.6 Mixed used buildings</u>		
Minimum 3.3m ceiling heights for commercial space	Retail ceiling heights are 3.3m	Satisfactory
Separate commercial service areas from residential access	Separate entry lobby retail and residential areas.	
Locate clearly demarcated residential entries from the public street		
<u>2.7 Deep soil zone</u>		
Minimum 15% of site area shall be deep soil zone	15% of m ² = 399.30m ²	Satisfactory
For a residential component of mixed use buildings, required deep soil zone may be reduced.	All planting is on structure. Council's landscape officer has no objection.	
<u>2.8 Landscape design</u>		
A landscape plan must be provided.	Council's landscape officer has no objection	Satisfactory
<u>2.9 Planting on structures</u>		
Provide soil depth appropriate for plant type and structure	Council's landscape officer has no objection	Satisfactory
3 Pedestrian amenity		
<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>

<p><u>3.3 Active street frontages</u></p> <p>Residential developments are to provide a clear street address and direct pedestrian access off the primary street front, and allow for residents to overlook all surrounding streets</p>	<p>A distinct building entry is provided on Railway Parade and Rawson Street. Plaza areas adjoin retail space on the north west and south corners.</p>	<p>Satisfactory</p>			
<p><u>3.4 Safety and security</u></p> <p>Ensure adequate lighting, surveillance and good lines of sight. Provide security access where required.</p>	<p>Access controls and separation of land uses are proposed.</p>	<p>Satisfactory</p>			
<p><u>3.5 Awnings</u></p> <p>Continuous street awnings are required for both Rawson and Regent Street frontages</p>	<p>A full awning is provided on Rawson Street and Railway Parade.</p>	<p>Satisfactory</p>			
<p><u>3.6 Vehicular footpath crossings</u></p> <p>One vehicle access point only will generally be permitted.</p>	<p>One combined entry/exit is located on Waters Place (west). An undercroft loading dock is located on Level 2 to provide for deliveries and waste collection.</p>	<p>Satisfactory</p>			
<p><u>3.8 Building exteriors</u></p> <p>Adjoining buildings should be considered. Balconies should be provided. External walls should be articulated. External materials should be of high quality and durable.</p>	<p>A schedule of external finishes has been provided and is satisfactory</p>	<p>Satisfactory</p>			
<p><u>3.10 Views and view corridors</u></p> <p>Maintain and enhance views to the foreshore and escarpment, where practical.</p>	<p>The site is located within the distant panoramic view corridor identified in figure 3.12. The proposed height complies with the maximum permitted in WLEP 2009. Setbacks comply with WDCP 2009 requirements. The topography of the site has the effect of this building sitting lower than other recent approvals (e.g. 10-18 Regent Street). The tower width is approximately 30m, which would allow for majority of views to be retained.</p>	<p>Satisfactory</p>			
<p>4 Access, parking and servicing</p> <table> <tr> <th data-bbox="245 1755 690 1797"><i>Objectives/controls</i></th><th data-bbox="690 1755 1097 1797"><i>Comment</i></th><th data-bbox="1097 1755 1382 1797"><i>Compliance</i></th></tr> </table>			<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>			
<p><u>4.2 Pedestrian access and mobility</u></p> <p>Main building entry should be clearly visible.</p>	<p>Several building entry points are proposed. Barrier free access is</p>	<p>Satisfactory</p>			

<p>Development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor.</p> <p>Development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.</p> <p>Building entrance levels and footpaths must comply with the longitudinal and cross grades specified in AS 1428.1:2001, AS/NZS 2890.1:2004 and the Disability Discrimination Act.</p>	provided.	
<p><u>4.3 Vehicular driveways and manoeuvring areas</u></p> <p>All vehicles must enter and exit in forward direction with maximum 3-point turn.</p> <p>Driveway widths and dimensions and car space widths and dimensions must comply with Australian Standards.</p> <p>Semi-pervious materials on driveway to provide for stormwater filtration.</p>	<p>Council's traffic engineer has no objection to the proposed driveway.</p>	Satisfactory
<p><u>4.4 On-site parking</u></p> <p>Parking must be on-site and meet AS2890.1 2004 (as amended).</p>	<p>Parking is discussed in the report.</p>	Satisfactory
<p><u>4.5 Site facilities and services</u></p> <p>Provide mailboxes in one accessible location.</p> <p>Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures:</p> <p>i) Away from the street frontage, and</p> <p>ii) Integrated into the roof scape design</p> <p>All development is to adequately accommodate waste handling and storage on-site.</p> <p>The development must ensure that adequate provision has been made for all essential services including water, sewerage, electricity and telecommunications and stormwater drainage.</p>	<p>Mailbox location is provided on Level 1.</p> <p>Waste storage and collection is proposed on Level 2.</p> <p>Utility connection may be finalised at construction phase.</p>	Satisfactory

5 Environmental management

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
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<u>5.2 Energy efficiency and conservation</u>		
New dwellings are to comply with SEPP (BASIX)	A BASIX certificate has been provided	Satisfactory
<u>5.3 Water conservation</u>		
New dwellings are to comply with SEPP (BASIX)	A BASIX certificate has been provided	Satisfactory
<u>5.4 Reflectivity</u>		
Visible light reflectivity from building materials used on facades of new buildings should not exceed 20%.	A schedule of external finishes has been provided. High levels of reflectivity are not anticipated. Conditions of consent are recommended.	Satisfactory
<u>5.5 Wind mitigation</u>		
For buildings over 32m, a wind effects report is required.	A wind effects report has been provided. The proposed building is satisfactory in relation to wind conditions.	Satisfactory
<u>5.6 Waste and recycling</u>		
A site waste minimisation and management plan is required.	A site waste minimisation and management plan has been provided. Waste disposal is via garbage chute on all residential levels leading to the waste storage room on Level 2. From here, a building caretaker would transport bins to the loading dock for collection.	Satisfactory
6 Residential development standards		
<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>6.1 SEPP 65 and residential flat design code</u>		
SEPP 65 controls are adopted	Refer SEPP 65 discussion	Refer SEPP 65
<u>6.2 Housing choice and mix</u>		
Minimum 10% of all units are to be capable of adaptation	8 (i.e. 10%) units are adaptable	Satisfactory
<u>6.6 Basement Carparks</u>		
The roof of any basement podium, measured to the top of any solid wall located on the podium, must not be greater than 1.2m above natural or finished ground level, when measured at any point on the outside walls of the building.	The basement levels are integrated into the base of the podium.	Satisfactory
Where height of basement podium is less than 1.2m above ground level, the basement may be located on the	Services are shown on each basement level. Detailed specifications of ventilation structures has not been provided, however residential apartments are located on only the north and west upper podium levels.	

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p>boundary. Any portion which exceeds 1.2m, must be set back from boundaries by a ratio of 1:1, with a minimum setback of 1.5m.</p> <p>Ventilation structures and air conditioning ducts must be located away from windows of habitable rooms and private open space areas.</p> <p>Basements must be protected from inundation by 100-year ARI flood levels.</p> <p><u>6.7 Communal open space</u></p> <p>Minimum 5m² of communal open space is required for each apartment in developments containing more than 10 apartments</p> <p><u>6.8 Private open space</u></p> <p>Private open space in the form of balcony or terrace is required for each apartment</p> <p><u>6.9 Overshadowing</u></p> <p>Adjacent residential buildings and their public spaces must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p> <p>The design of the development must have regard to the existing and proposed level of sunlight which is received by living areas and private open space areas of adjacent dwellings. Sensitive design must aim to retain the maximum amount of sunlight for adjacent residents. Council will place greatest emphasis on the retention of sunlight within the lower density residential areas.</p> <p>In areas undergoing change, the impact of overshadowing on development likely to be built on adjoining sites must be considered, in addition to the impacts on existing development.</p> <p><u>6.10 Solar access</u></p> <p>Shading devices should be utilised where necessary, particularly where windows of habitable rooms are located on the western elevation.</p> <p>The living rooms and private open space of at least 70% of apartments should receive a minimum of three hours of</p>	<p>The land is not identified as flood affected.</p> <p>80 apartments are proposed i.e. 400m². The communal space on Level 4 exceeds this amount.</p> <p>Also, each apartment provides private open space in excess of the minimum required.</p> <p>All residential apartments are provided with private open space in the form of balconies.</p> <p>Shadow diagrams have been provided. These show shadowing would extend west of the Illawarra rail line, south to Crown Street and south-east to Atchison Street. The slim tower form means the shadow passes within a 3 hour period. Adjacent residential buildings would receive in excess of 3hrs.</p> <p>Shading devices are proposed on part of the western elevation in the form of a more solid façade.</p> <p>At least 70% of apartments achieve the required solar access.</p> <p>Seven out of 11 apartments on</p>	<p></p> <p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p>direct sunlight between 9.00am and 3.00pm.</p> <p>The number of single aspect apartments with a southerly aspect (south-westerly to south-easterly) is limited to a maximum of 10% of the total number of apartments proposed.</p> <p><u>6.11 Natural ventilation</u></p> <p>A minimum of sixty percent (60%) of all residential apartments shall be naturally cross ventilated.</p> <p><u>6.12 Visual privacy</u></p> <p>The internal layout of buildings should be designed to minimise any direct overlooking impacts occurring upon habitable rooms and private balcony/open space courtyards, wherever possible by separating communal open space and public domain areas from windows of rooms, particularly sleeping room and living room areas.</p>	<p>Levels 2 and 3 (and 7 out of 80 total apartments) are single aspect.</p> <p>All apartments have balconies which would allow for natural ventilation. Corner apartments increase opportunities for cross-ventilation. Minimum 60% are cross ventilated.</p> <p>Residential apartments are located on Levels 2-25. Communal open space is located on level 4 and separated from apartments by landscaping, terraces and level changes.</p>	<p>Satisfactory</p> <p>Satisfactory</p>
8 Works in the public domain		
<p>Any works within the public domain are to be in accordance with the Public Domain Technical Manual (Appendix 2 WDCP 2009)</p>	<p>Council's landscape officer has reviewed the proposed public domain works and has no objection.</p> <p>A standard condition requiring compliance with the Public Domain Technical Manual is recommended.</p>	<p>Satisfactory</p>