Appendix B : *A comprehensive assessment of:*

a) 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 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.*	☒ ☐	☐ ☐	☐ ☒	As noted this section does not apply to the proposed development.
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development), except as provided by subclause (3), the Act and the Sydney Olympic Park Authority Act 2001.* *(2) (Repealed)* *(3) The Minister for Transport has the function of determining all development applications for consent for water-based development.* *(4)–(7) (Repealed)*	☐ ☐	☐ ☐	☒ ☒	In accordance with Section 23G of the Environmental Planning and Assessment Act 1979 (as amended), Council's power as consent authority is passed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. With the cost of works (Capital Investment Value) at $243 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. 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 Environmental Planning and Assessment Model Provisions 1980 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.	☒ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☐ ☒ ☒ ☒ ☒	Proposed development type:- Mixed use development. The development is considered to be permissible with consent. 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 Park in particular, as a centre for hosting regional, State, national and international events.*	☐	☐	☒	The proposed development does not constitute a major public facility.
(b) To preserve and protect the Homebush Bay Area's regionally significant wetlands and woodlands in Sydney Olympic Park.	☒	☐	☐	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 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).*	☒	☐	☐	The development application will facilitate mixed use development and the redevelopment of the land from industrial use to residential and to a lesser extent commercial/retail use along the Ridge Road and Footbridge Boulevard frontage as per the desired future character of the area that is earmarked for such development.
(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.	☒	☐	☐	
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 of block E includes part of the extension of Wentworth Place including area for basement parking for retail which extends into Block F and H. The site is well positioned to utilise existing ferry, bus and cycle routes established in the precinct. The proposed development does not constitute a major public facility and thus will not cause any such adverse effects.
(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 *(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, landscaping and signage.* (h) *To promote ESD.*	☐	☐	☒	Ecological sustainable development principles have been implemented in the proposed design. Every apartment in the development is covered by the BASIX Certificates and BASIX Commitments.
(i) *To take advantage of the proximity of the Homebush Bay Area to the Parramatta River and Homebush Bay by encouraging development that preserves and improves views from and of the waterfront and to enhance public access to those waterways and waterfront areas, while protecting flora and fauna habitats.*	☐	☐	☒	
(j) To enable the habitat of birds protected under international agreements for the protection of migratory birds to be conserved.	☒	☐	☐	
Clause 12 continued Environmental and Heritage Protection (k) *To protect sensitive natural environments, such*	☐	☐	☒	There are no heritage listed sites situated

Requirement	Yes	No	N/A	Comment
as wetlands, woodlands and grasslands/wetlands (as shown on the map marked "Homebush Bay Area - Environmental Conservation Areas Map"), by identifying environmental conservation areas and ensuring ecological significance of these areas is not reduced.				adjacent or adjoining to the site.
(l) *To identify and protect heritage items, heritage conservation areas and potential archaeological sites and ensure that development is sympathetic to them.*	☐	☐	☒	
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 Homebush Bay Area.	☒	☐	☐	The Homebush Bay West DCP as 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 management referred to in section 34 of that Act.	☒	☐	☐	The development application was referred to Sydney Olympic Park Authority for comment and no major concerns were raised with respect to the proposal.
(c) The appearance, from the waterway and the foreshores of the development.	☐	☐	☒	The proposed development is generally considered to be of high-quality design, with visually interesting elevations.
(c1) The impact of the development on significant 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.	☒	☐	☐	Ecologically sustainable development principles have been implemented in the development and each apartment must conform to the BASIX commitments.
(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 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.	☐	☐	☒	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.* *b) The council of the LGA in which it is proposed the development will be carried out.* *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:* *a) The views of the public or other authorities consulted have been received, or* *b) A period of 28 days has elapsed since those views were sought.*	☒ ☒ ☐ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☒ ☐ ☐	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 10 October 2014. Auburn City Council has undertaken the assessment of the proposal and refers it to the Joint Regional Planning Panel - Sydney West for determination. 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. Submissions from public authorities have been considered in the External Referrals Section above.
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:* *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 in accordance with the rest of this plan.* *b) The use will be limited to such period as the 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.*	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	The proposed development does not comprise a temporary use and hence Clause 15 will not apply to the application.

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* *(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 Schedule 10.*	☒ ☒ ☐ ☐ ☒	☐ ☐ ☒ ☐ ☐	☐ ☐ ☐ ☒ ☐	A locality specific development control plan exists and is applicable to the subject site. (No. 1 Burroway Road (Deemed) DCP). **The development is consistent with the Homebush Bay West Development Control Plan as amended which has been used primarily in the assessment of the development application. As a result of the amendment creating various inconsistencies with the site specific DCP (i.e. No. 1 Burroway Road Deemed DCP 2006), this DCP 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 control is required and justified in this instance.**
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. Notwithstanding, Council's Engineering Department has indicated that the development proposal is satisfactory subject to recommended conditions of consent.
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

Requirement	Yes	No	N/A	Comment
(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.	☐	☐	☒	Environment and Health Officers for assessment with the conclusion that the development application may proceed subject to conditions. 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 *Environmental Planning and Assessment Model Provisions 1980* 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. (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 (b) the likelihood of the proposed development resulting in the discharge of acid waters, and (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 *State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Complying Development*.	☒ ☒ ☐	☐ ☐ ☐	☐ ☐ ☒	There is to be no excavation works carried out for the development due to the site constraints as discussed throughout this report. 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. 72264.07, dated December 2014, prepared by Douglas Partners has been submitted to accompany the development application.
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)* *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.*	☐ ☐	☐ ☐	☒ ☒	The proposed development does not include any major public facilities. Clause 21 will not apply to the development.
Clause 22 Development in environmental conservation areas *1) This clause applies to land within an environmental conservation area (ECA).* *2) The consent authority must not consent to a development in an ECA if that development would reduce significantly the ecological value of that*	☐ ☐	☐ ☐	☒ ☒	The development site is not identified as an environmental conservation area. Former Lot 10 now identified as precinct B is the subject of extensive redevelopment from industrial use to

Requirement	Yes	No	N/A	Comment
ECA. *3) A person must not fill, clear, drain or dredge any lend, construct a levee on such land or remove or destroy vegetation on any such land without consent of the consent authority.* *4) (Repealed)* *5) Before granting consent, the consent authority:* *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 addressed.* *c) Must take into account:* *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.* *ii) 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.* *ii) Any relevant Master Plan.* *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 *Sydney Olympic Park Authority Act 2001*.	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	residential use for medium to high density living.
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: (a) must take into account: (i) the effect of the proposed development on the environmental conservation area, and (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 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 *Sydney Olympic Park Authority Act 2001*.	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	The subject site is located more than 500 metres from the Millennium Parklands (across Hill Road). Therefore no significant impact on the environmental conservation areas is envisaged. The works are contained within a former industrial area now earmarked for redevelopment for medium to high density living. A transformation to a residential area is occurring. Hill Road and Blocks A, D and G acts as a buffer to the more sensitive areas to the west.
Clause 24 Protection of heritage items and				

Requirement	Yes	No	N/A	Comment
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, (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, (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.	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	The subject site does not contain any items of heritage and is not identified as a conservation area under Schedule 4.
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 (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 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.	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	The subject site does not contain any items of heritage and is not identified as a conservation area under Schedule 4.
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.				

Requirement	Yes	No	N/A	Comment
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, *Statements of Heritage Impact*).				
5 What extra documentation is needed? The assessment must include consideration of a *heritage impact statement* 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 *conservation management plan*, 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 *heritage item*:	☐	☐	☒	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	☐	☐	☒	
(ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and	☐	☐	☒	
(iii) the measures proposed to conserve the heritage significance of the item and its setting, and	☐	☐	☒	
(iv) whether any archaeological site or potential historical archaeological site would be adversely affected by the proposed development, and	☐	☐	☒	
(v) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision, and	☐	☐	☒	
(b) for development that would be carried out in a *heritage conservation area*:	☐	☐	☒	
(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	☐	☐	☒	
(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	☐	☐	☒	
(v) whether any landscape or horticultural features would be affected by the proposed development, and	☐	☐	☒	
(vi) whether any archaeological site or potential historical archaeological site would be affected by the proposed development, and	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
(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.	☐ ☐	☐ ☐	☒ ☒	
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.*	☐	☐	☒	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 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 was sent.* *(c)* be satisfied that any necessary excavation permit required by the *Heritage Act 1977* has been granted.	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	The proposed development will not have any impact upon any identified places or potential places of aboriginal significance or archaeological sites.
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: *(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. *(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.*	☐ ☐ ☒	☐ ☐ ☐	☒ ☒ ☐	The subject site is not identified as an archaeological or potential archaeological site.
Clause 29 Development in the vicinity of a heritage				

Requirement	Yes	No	N/A	Comment
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. *(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 view to or from the item by overshadowing, or* *(b) That may undermine or otherwise cause 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 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 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.*	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	There are no items of heritage significance or conservation areas in the immediate vicinity of the subject site.
Clause 30 Development in heritage conservation areas *1) Before granting consent for erection of a building within a heritage conservation area, the consent authority must be satisfied that the 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);* *c) The colour, texture, style, size and type of finish of the materials to be used on the exterior of the building;* *d) The landscaped area of the site.*	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	The subject site is not identified as being located within a heritage conservation area.

b) 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 environmental terms;* *(ii) By being a long-term asset to its neighbourhood;* *(ii) By achieving the urban planning policies for its regional and local contexts.* *(b) To achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define.* *(c) To better satisfy the increasing demand, the 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 community.* *(e) To minimise the consumption of energy from non-renewable resources to conserve the environment and to reduce greenhouse gas emissions.*	☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	The proposal is generally considered to satisfy the aims and objectives of SEPP 65 and is discussed in greater detail throughout the report.
Part 2 Design quality principles				
Principle 1: Context *Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.* *Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity if the area.*	☒	☐	☐	The Wentworth Point precinct is a locality undergoing transition from industrial to residential land-use. The planning intentions and detailed development controls in place encourage redevelopment for the purpose of high-density residential with lesser elements of commercial and retail. The southern section of the precinct already has a number of established residential flat buildings and the proposed development Block E is the next stage as part of the recently approved staged development plan under DA-296/2014.
Principle 2: Scale *Good design provides an appropriate scale in terms of the bulk and height that suits the scale if the street and the surrounding buildings.* *Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.*	☒	☐	☐	The scale of the proposed development is generally considered to be consistent with the HBW DCP (refer to detailed assessments below). In this regard, the proposal is consistent with the previous approved building on the site which shall be continued throughout the site.
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,*	☒	☐	☐	The proposed built form is generally considered to be consistent with the HBWDCP as amended (refer to detailed assessments below). Block E comprises a perimeter block/ hybrid/ tower type of residential flat buildings addressing each

Requirement	Yes	No	N/A	Comment
contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.				of the 4 street frontages with through site links from all street frontages. The development incorporates commercial /retail component at ground level and the built form and proposed treatment of the facades vary in height and scale and are broken into components, each responding to surrounding streets and aspects to the major park to the east and views of the Bay.
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.*	☒	☐	☐	Site area = 22,831 sqm The development will contribute 768 apartments' in a high-rise building form that will contribute to the redevelopment of the area consistent with the HBW DCP amendment and the desired future character of the area. The total floor space of the proposed building is 60,073 sqm which is within the indicative total maximum floor space for the overall site is 220,940 sqm as per the staged development consent DA-296/2014. To date, the following floor areas relevant to each block that have been approved include: • Block A with total approved floor area of 18,564 sqm; • Block D occupies a total approved floor area of 16,701 sqm; • Block G occupies a total approved floor area of 21,723 sqm; • Block B occupies 34,199 sqm – 3,550 sqm = 30,649 sqm. The 3,550 sqm floor area relates to the new library/community facility which is excluded from the overall GFA permitted for the site. • Block C occupies a total approved floor area of 43,299 sqm; • Block E proposes a total GFA of 60,073 sqm for this stage. Cumulative floor space total to date = 194,367 sqm representing an FSR of 0.97:1. Block E proposal complies as it is within the permissible total floor space ratio allowable for the precinct and the staged development consent 296/2014.
Principle 5: Resource, energy and water efficiency *Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.* *Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.*	☒	☐	☐	A revised BASIX certificate has been submitted to accompany the development. The BASIX Certificate submitted is in accordance with all specified BASIX commitments.

Requirement	Yes	No	N/A	Comment
Principle 6: Landscape *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.* *Landscape design buildings on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-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.*	☒	☐	☐	Landscaping is to be used to distinguish boundaries of public/private spaces, provide visual privacy and to soften the built form at ground level surrounding the development and public domain. An open landscaped podium is proposed at the centre of building complex for communal open space area stepping down to the Bay.
Principle 7: Amenity *Good design provides amenity through the physical, spatial and environmental quality of a development.* *Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility*.	☒	☐	☐	Despite a number of non-compliances identified with SEPP 65 and relevant DCPs, Council's officer are satisfied that the proposal will deliver sufficient amenity to residents of the buildings. The proposal sufficiently complies with the Residential Flat Design Code and Homebush Bay West DCP 2004, as amended; in relation to apartment unit sizes, dimensions, solar access, visual and acoustic privacy and private open space.
Principal 8: Safety and security *Good design optimises safety and security, both internal to the development and for the public domain.* *This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.*	☒	☐	☐	Passive surveillance of public and communal open space is maximised through orientation of units. Living areas and private open space (balconies, terraces) are to face and overlook outdoor spaces. All access ways are to be clear, well defined and secured with gates and intercom.
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.

Requirement	Yes	No	N/A	Comment
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.* *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" – Department of Planning, September 2002.*	☐ ☐ ☒ ☒	☐ ☐ ☐ ☐	☒ ☒ ☐ ☐	Auburn City Council does not employ a formal design review panel. 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 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 – *Relationship to other documents*; 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 perimeter block / hybrid / tower building complex with a concentration of commercial/retail components on the ground floor and 2nd level podium. Car parking is predominantly situated over 3 levels below the ground floor podium level with additional parking located at level 4 to 6 for residential. Central communal open space is provided at level 7.
Subdivision and Amalgamation				
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. Subsequent applications have been submitted to Council including DA-246/2014 and DA-203/2014 for further subdivision of Lot 10 to create stage lots/super lots Blocks for B, C, E and H.
• Isolated or disadvantaged sites avoided.	☒	☐	☐	No isolated sites are created by this development.

Requirement	Yes	No	N/A	Comment
Building Height				
Objectives • To ensure future development responds to the desired scale and character of the street and local area.	☒	☐	☐	The proposed building height is consistent and generally in accordance with the approved staged development application DA-296/2014 and the building height and tower provisions under the Homebush Bay West Development Control Plan 2013 Amendment no. 1. The proposal which achieves the requirements of RFDC and provides for additional facilities is considered to be appropriate for the area.
• 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				
Objectives • 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.
Controls • The maximum internal plan depth of a building should be 18 metres from glass line to glass line.	☐	☒	☐	**The proposed depth reaches up to a maximum of 30m in some areas. Compliance with the building depth is difficult to achieve in this instance as a result of the design methods chosen, however the design does not reflect poor amenity or building performance. Further the HBWDCP Amendment no. 1 provides allowances for internal plan depth of a building to exceed 18m if it is in a tower form.**
• 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 E achieves satisfactory daylight and natural ventilation given the orientation of the site and design of buildings. There are 468 apartments in the development that receive natural cross ventilation. This represents 61% of the number of apartments in the development which is compliant.
• Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.	☒	☐	☐	The proposed towers take the appearance of slimline structure and the proposed design optimises views, solar access and natural ventilation opportunities.
• 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 architectural drawings, 537

Requirement	Yes	No	N/A	Comment
				apartments, representing 70%; achieve the solar access requirement between 9am and 3pm in mid-winter which complies. The development complies with the minimum requirements for natural ventilation which has been discussed previously above.
Building Separation				
Objectives • 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.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	The concept of the development is supported in which buildings are oriented towards their respective frontages, views and aspect. Building setbacks are generally compliant with the HBW DCP Amendment 1. Appropriate spacing and visual and acoustic privacy is provided between apartments. The amount of deep soil zone is limited in nature as a result of the building design and site constraints based upon the limitations in excavation for the area. Notwithstanding, deep soil of sufficient depth for planting of trees/shrubs is maximised wherever possible and provided in the central communal courtyard at level 4. The site incorporates significant landscaping at various parts of the site in different podium levels to soften the built form. This is considered to be satisfactory.
Controls • For buildings over three storeys, building separation should increase in proportion to building height: *Up to four storeys/12 metres:* ▪ 12 metres between habitable rooms/balconies; ▪ 9 metres between habitable rooms/balconies and non-habitable rooms; ▪ 6 metres between non habitable rooms. *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. *9 storeys and above/over 25 metres:* ▪ 24 metres between habitable rooms/balconies; ▪ 18 metres between habitable rooms/balconies and non-habitable rooms; ▪ 12 metres between non habitable rooms. • Allow zero separation in appropriate contexts, such as in urban areas between street wall	 ☒ ☒ ☒ ☐ ☒ ☒ ☒ ☒ ☒ ☒	 ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐	 ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	The complex has a minimum height of 4 storeys and a maximum height of 25 storeys including the residential towers. The separation distances are discussed below:- Between Blocks B and E within Lot 10 site: Reasonable compliance is achieved with the setback requirements. A building separation of more than 25 metres between habitable rooms/balconies. Between Blocks D,G and E within Lot 10 site: Reasonable compliance is achieved with the setback requirements. A building separation distance of more than 18m (between habitable rooms/balconies) is provided from the subject buildings of Block E to the adjoining buildings of Blocks D&G, both of which comprise of 6-8, 6-16 and 6-9 storeys respectively. **Within Block E site - Levels 1 to 8 (between 5-8 storey and 25 storey tower:** **Appropriate separation distance achieved between the two building**

Requirement	Yes	No	N/A	Comment
building types (party walls). • Where a building step back creates a terrace, the building separation distance for the floor below applies. • Coordinate building separation controls with 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 building separation. • Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved.	☒ ☒	☐ ☐	☐ ☐	**forms running parallel with various heights. Min. 17m apart between habitable rooms/balconies. Min. 53m between Building Core 4 and 6. Minimum 9m between Building Cores 1 and 2.** **Some non-compliance are noted and is considered satisfactory due to the buildings being located on the corner/convergence point. Further, it is considered privacy impacts of overlooking can be mitigated through the provision of privacy screens, highlight windows or other forms of privacy treatment.** <u>Within Block E site - Levels 9 to 25 (between 20 storey and 25 storey towers</u>: Building separation distance of 37m provided between towers which is appropriate and compliant.
Street Setbacks				
<u>Objectives</u> • 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. • 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.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	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. 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 north-eastern corner of Footbridge Boulevard 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 as well as to maximise view lines.

Requirement	Yes	No	N/A	Comment
Controls • 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 the streets is inevitable and unavoidable. Varied street setbacks of zero and 2.5m are considered to be satisfactory and consistent with the HBWDCP amendment no.1. Generally the building adheres to the setback provisions. Some minor projections such as awnings, 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				
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 street frontages when constructed.
Objectives - Rear Setbacks • To maintain deep soil zones to maximise natural site drainage and protect the water table.	☒	☐	☐	
• To maximise the opportunity to retain and reinforce mature vegetation.	☐	☐	☒	
• To optimise the use of land at the rear and surveillance of the street at the front.	☒	☐	☐	
• To maximise building separation to provide visual and acoustic privacy.	☒	☐	☐	
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.	☒	☐	☐	
Floor Space Ratio				

Requirement	Yes	No	N/A	Comment
Objectives • To ensure that development is in keeping with the optimum capacity of the site and the local area. • To define allowable development density for generic building types. • 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.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	The proposed development is considered to be generally consistent with the density requirements imposed by the HBW DCP Amendment no. 1. 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 (former Lot 10), with the floor space being distributed between residential, commercial/retail/maritime and public open space. Furthermore, an additional floor space of 20,291 sqm has been granted as a result of a recent approval of the staged development consent (DA-296/2014). The total or cumulative floor space approved to date in this instance is 130,396 sqm and the proposed developable floor space including subsequent future stages shall not be inconsistent with this cumulative total.
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 of the proposed development has responded to the site analysis must accompany the application.	☒ ☒	☐ ☐	☐ ☐	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 development control plan.
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 the retention and/or planting of large and medium size trees.	☐ ☐ ☐	☒ ☒ ☒	☐ ☐ ☐	**As discussed below.**

Requirement	Yes	No	N/A	Comment
Design Practice • 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. • Optimise the extent of deep soil zones beyond the site boundaries by locating them with the deep soil zones of adjacent properties. • Promote landscape health by supporting for a rich variety of vegetation type and size. • Increase the permeability of paved areas by limiting the area of paving and/or using impervious materials. • A minimum of 25% of the open space area of a site should be a deep soil zone.	☒ ☒ ☒ ☒ ☐	☐ ☐ ☐ ☐ ☒	☐ ☐ ☐ ☐ ☐	**Deep soil zone is limited in nature as a result of the 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 report which require the soil to remain capped to avoid direct contact. Thus the development has therefore been designed with a new topography to accommodate parking above ground over two-three levels.** **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.** **Notwithstanding, a suitable landscaping scheme has been submitted which provides for adequate plantings including trees in the central courtyards, building surrounds, public domain and road network to be constructed.**
Fences and Walls				
Objectives • To define the edges between public and private land. • To define the boundaries between areas within the development having different functions or owners. • To provide privacy and security. • To contribute positively to the public domain.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the Fences and Walls objectives as suitable barriers between the public and private areas are proposed in the form of low level walls and landscaping.
Design Practice • Respond to the identified architectural character for the street and/or the area. • 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. • 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. • 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.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	The proposed development provides low-level boundary walls behind a landscape buffer to ground floor apartments to clearly delineate between public and private spaces. The proposed wall fencing will provide visual privacy to apartments while also creating a sense of overlooking and casual surveillance of public areas.
Landscape Design				
Objectives • To add value to residents' quality of life within the development in the forms of privacy, outlook	☒	☐	☐	The proposed development is considered to be consistent with the Landscape

Requirement	Yes	No	N/A	Comment
and views. • To provide habitat for native indigenous plants and animals. • 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.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Design objectives as suitable landscaping is to be used to soften the impact of the built form on surrounding streetscapes and within the courtyard areas.
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, 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.	☒	☐	☐	A landscape plan prepared by Scott Carver is provided. The plans contain details of the landscape provision, species to be planted, and maintenance strategy and soil preparation.
• 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.	☒	☐	☐	A wide range of tree and shrubs are to be planted as part of the landscape theme across the site. The proposed landscape concept plan is considered to be satisfactory detailing sufficient soil depths to accommodate various plantings appropriate for the site.
• Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces. • Design landscape which contributes to the site's particular and positive characteristics. • Contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management. • Provide a sufficient depth of soil above paving slabs to enable growth of mature trees. • Minimise maintenance by using robust landscape elements.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	
Open Space				
Objectives • To provide residents with passive and active recreational opportunities. • To provide an area on site that enables soft landscaping and deep soil planting. • To ensure that communal open space is consolidated, configured and designed to be useable and attractive. • To provide a pleasant outlook.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the Open Space objectives. A communal open space is proposed to be provided at level 7.
Design Practice • Provide communal open space with is appropriate and relevant to the building's setting. • Where communal open space is provided, facilitate its use for the desired range of activities by locating it in relation to buildings to optimise solar access to apartments; consolidating open space on the site into recognisable areas with reasonable space, facilities and landscape; designing its size and dimensions to allow for the program of uses it will contain; minimising overshadowing; carefully locating ventilation duct outlets from basement car parks.	☒ ☒	☐ ☐	☐ ☐	A central communal open space is provided within the development site. The main central courtyard provided for residents, contains landscaping and feature elements to allow for passive and active recreation.
• Provide open space for each apartment capable of enhancing residential amenity in the form of	☒	☐	☐	All apartments are provided with at least 1

Requirement	Yes	No	N/A	Comment
balcony, deck, terrace, garden, yard, courtyard and/or roof terrace. • Locate open space to increase the potential for residential amenity by designing apartment 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.	☒	☐	☐	suitably sized area of private open space in the form of a terrace or balcony with some other apartments on the lower ground being provided with courtyards for private use. A community room is also provided within the development.
• Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area.	☒	☐	☐	Private open spaces are positioned to optimise solar access or view lines; to the major park to the north or the Bay, internal or external to the site.
• The area of communal open space required should generally be at least 25-30% of the site area. Larger sites and brown field sites may have potential for more than 30%.	☒	☐	☐	The common open space proposed at 2579 sqm on level 7 represents 20%. This is considered satisfactory despite the non-compliance as all apartments are provided with their own suitably sized private open space either in the form of balconies/winter gardens and courtyards.
• Where developments are unable to achieve the 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 space for each apartment at ground level or similar space on structure is 25sqm and the minimum preferred dimension is 4 metres.	☒	☐	☐	Many of the ground level apartments facing the street and/or internal courtyard feature courtyards. They vary in size and are a minimum of 25 sqm.
Orientation				
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 envisaged by HBW DCP amendment no.1.
• To contribute positively to desired streetscape character.	☒	☐	☐	
• To support landscape design of consolidated open space areas.	☒	☐	☐	
• To protect the amenity of existing development.	☐	☐	☒	
• To improve the amenity of existing development.	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
Design Practice • Plan the site to optimise solar access by: positioning and orienting buildings to maximise north facing walls (within 30^0 east and 20^0 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.	☒	☐	☐	The proposed design of the building form responds to the surrounding streets and the aspect to the major park to the north (future stage Block F) and the Bay, whilst also optimising solar access and natural ventilation opportunities.
• Optimise solar access to living spaces and associated private open spaces by orienting them to the north.	☒	☐	☐	
• Detail building elements to modify environmental conditions as required to maximise sun access in winter and sun shading in summer.	☒	☐	☐	The 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.
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 depth is provided above the ground level podium to allow the communal open space area to be landscaped.
• To encourage the establishment and healthy growth of trees in urban areas.	☒	☐	☐	
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 drainage.	☒	☐	☐	The depth of soil within the central communal open space area is to be of sufficient depth to support various plantings. A soil depth of 1500 to 2000mm is proposed that can accommodate trees of 100L.
• 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;	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
▪ Minimum soil depth 800mm; ▪ Approximate soil area 3.5 metres by 3.5 metres. ○ Shrubs: ▪ Minimum soil depths 500-600mm ○ Ground cover: ▪ Minimum soil depths 300-450mm ○ Turf: ▪ Minimum soil depth 100-300mm ▪ Any subsurface drainage requirements are in addition to the minimum soil depths.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	
Stormwater Management				
Objectives • To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways. • To preserve existing topographic and natural features including waterways and wetlands. • To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Stormwater drainage design is considered acceptable subject to detailed conditions to be included in any consent issued for the development.
Design Practice • Reduce the volume impact of stormwater on infrastructure by retaining it on site. • Optimise deep soil zones. All development must address the potential for deep soil zones. • 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 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. • Consider using grey water for site irrigation.	☒ ☒ ☐ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☒ ☐ ☐ ☐	Stormwater drainage design is considered acceptable subject to the inclusion of detailed conditions, should the application be recommended for approval.
Safety				
Objectives • To ensure residential flat developments are safe and secure for residents and visitors. • To contribute to the safety of the public domain.	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the Safety objectives 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 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; entry awnings; fences; walls and gates; change of material in paving between the street and the development. • Optimise the visibility, functionality and safety of building entrances by: orienting entrances towards the public street; providing clear lines of sight between entrance foyers and the street; providing direct entry to ground level apartments from the street rather than through a common foyer; direct and well lit access between car parks and dwellings, between car parks and lift lobbies and to all unit entrances. • Improve the opportunities for casual surveillance by: orienting living areas with views over public or communal open spaces where	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	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. 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 and functionality. Internally, direct and convenient access ways from the communal courtyard and from parking levels to the building are proposed.

Requirement	Yes	No	N/A	Comment
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: 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 the minimum acceptable standard. • Control access to the development by: making apartments inaccessible from the balconies, roofs and windows of neighbouring buildings; separating the residential component of a development's car parking from any other building use and controlling car park access from public 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.	☒	☐	☐	Secure access doors/gates are to be provided to communal access points, physical barriers are to be provided between private open spaces and an intercom system to access pedestrian and vehicular access ways is to be provided to all apartments. There is a total of 13 lifts servicing the development excluding 3 service lifts and 2 retail lifts to service the shopping mall area. All lifts within the development link 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				
Objectives • To provide reasonable levels of visual privacy externally and internally during the day and night. • To maximise outlook and views from principal rooms and private open space without compromising visual privacy.	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the Visual Privacy Objectives as outlook of open space is maximised where possible, without creating adverse impacts.
Design Practice • 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. • 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.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Generally, for much of the development, building separation, location of windows and private open spaces and the use of privacy screening are satisfactory and discussed in further detail in the report under relevant sections.
Building Entry				
Objectives • To create entrances which provide a desirable	☒	☐	☐	The proposed development is considered

Requirement	Yes	No	N/A	Comment
residential identity for the development. • To orient the visitor. • To contribute positively to the streetscape and building facade design.	☒ ☒	☐ ☐	☐ ☐	to be consistent with the Building Entry Objectives as multiple communal entries which are easily identifiable are proposed.
Design Practice • 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 to take advantage of views. There are several main entry points and through site links within the development complex and three main vehicular access points located on the Burroway Road, Waterways Street and Wentworth Place elevation with separate access being provided for residential, retail and loading and garbage collection services.
• Provide as direct a physical and visual connection as possible between the street and the entry. • 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 separate entries from the street for pedestrians and cars; different uses and ground floor apartments. • Design entries and associated circulation space of an adequate size to allow movement of furniture 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.	☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	Entry foyers are spacious, feature glazing for clear sight lines to the roadways and will be secured with resident-access locked doors. There are a total (13) lift wells to be constructed within the building to service the residential component, 3 service lifts and 2 retail shopping mall lifts. All lifts provide full access throughout the complex and various floors. The entry foyers also allow equitable access to the building complex. Appropriate conditions can be imposed with respect to design of mailboxes.
Parking				
Objectives • 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. • To integrate the location and design of car parking with the design of the site and the building.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is consistent with the Parking objectives as suitable number of resident and visitor car, motorbike and bicycle spaces are provided within the underground levels which do not impact upon the aesthetic design of the building.
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. • Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.	☒ ☐	☐ ☐	☐ ☒	There are 1546 car parking spaces in total to be provided for the development. Of the 1546 parking spaces, 984 spaces are provided for use for residential and visitors including disabled spaces and the remaining 562 spaces for commercial/retail. In general, the development requires a minimum number of 1099 spaces being 768 spaces for the residents (based on the minimum requirement of 1 space per dwelling unit), 64 spaces for visitor use (based on the parking rate of 1 space per 12 dwellings) and 267 spaces for commercial (based on 1 space per 40sqm). The development of Block E provides in excess of the minimum requirements to service the demand.

Requirement	Yes	No	N/A	Comment
• 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.	☒	☐	☐	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 13 lifts providing access from the car park area to the residential complex, 3 service lifts and 2 lifts for the retail shopping centre.
• 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 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.	☒	☐	☐	Bicycle storage areas are provided within the parking levels and are suitably accessible.
Pedestrian Access				
Objectives • To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.	☒	☐	☐	The proposed development is considered to be consistent with the Pedestrian Access objectives as barrier free communal entries are provided to access cores of all units.
• To ensure that residents, including users of 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.	☒	☐	☐	
Design Practice • Utilise the site and its planning to optimise accessibility to the development.	☒	☐	☐	
• 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.	☒	☐	☐	Vehicular and pedestrian entries are well separated and the proposed street network provides vehicular and pedestrian links through the wider site.
• Promote equity by ensuring the main building entrance is accessible for all from the street and from car parking areas; integrating ramps into the overall building and landscape design.	☒	☐	☐	Where appropriate, ground floor apartments have been designed to be accessible from the street and their respective private open space or through the basement levels with lift access.
• Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space.	☒	☐	☐	
• Maximise the number of accessible, visitable and adaptable apartments in a building.	☒	☐	☐	There are 162 adaptable apartments within the development representing 21% of the total number of apartments.
• Separate and clearly distinguish between pedestrian access ways and vehicle access ways.	☒	☐	☐	
• Consider the provision of public through site pedestrian access ways in large development sites.	☒	☐	☐	
• Identify the access requirements from the street or car parking area to the apartment entrance.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
• Follow the accessibility standard set out in AS1428 as a minimum. • Provide barrier free access to at least 20% of dwellings in the development.	☒ ☒	☐ ☐	☐ ☐	Including access via the lifts, 583 apartments or 76% of apartments are visitable and have good access without significant barriers.
Vehicle Access				
Objectives • To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety. • To encourage the active use of street frontages.	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the Vehicle Access objectives.
Design Practice • Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts. • Ensure adequate separation distances between vehicular entries and street intersections.	☒ ☒	☐ ☐	☐ ☐	Three vehicular access points are provided from Burroway Road, Waterways Street and Wentworth Place. Each vehicular access point provides for two way traffic.
• Optimise the opportunities for active street frontages and streetscape design by: making vehicle access points as narrow as possible; limit the number of vehicle access ways to a minimum; locating car park entry and access from secondary streets and lanes.	☒	☐	☐	This development features 3 vehicle access points capable of accommodating two way traffic. Access is isolated from the pedestrian access points.
• Improve the appearance of car parking and service vehicle entries by: screening garbage collection, loading and servicing areas visually away from the street; setback or recess car park entries from the main façade line; avoid 'black 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.	☒	☐	☐	Truck loading and garbage collection services are located on the Burroway Road elevation.
• Generally limit the width of driveways to a maximum of 6 metres. • Locate vehicle entries away from main pedestrian entries and on secondary frontages.	☐ ☒	☒ ☐	☐ ☐	**The proposed two way traffic driveway is approximately 13.5 metres wide inclusive of the median strip. A variation is considered to be acceptable given the scale of the development proposed. A median strip separates the vehicle entry and exit travel path which necessitates a slightly wider driveway.**
Part 03 Building Design				
Apartment Layout				
Objectives • To ensure the spatial arrangement of apartments is functional and well organised. • To ensure that apartment layouts provide high standards of residential amenity. • To maximise the environmental performance of apartments. • To accommodate a variety of household activities and occupants' needs.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the Apartment Layout objectives as layouts are suitably sized to permit a satisfactory furniture layout and living areas are oriented to maximise solar access and aspect.
Design Practice • Determine appropriate sizes in relation to: geographic location and market demands; the spatial configuration of an apartments; affordability.	☒	☐	☐	Apartment layouts are generally considered satisfactory in terms of orientating living areas and private open spaces to optimise solar access and aspect, allow for flexibility of furniture layout where possible, enable suitable levels of visual and acoustic privacy and

Requirement	Yes	No	N/A	Comment
				are suitability dimensioned.
• Ensure apartment layouts are resilient over time by accommodating a variety of furniture arrangements; providing for a range of activities and privacy levels between different spaces within the apartment; utilising flexible room sizes and proportions or open plans; ensuring circulation by stairs, corridors and through rooms is planned as efficiently as possible thereby increasing the amount of floor space in rooms.	☒	☐	☐	The living area of each apartment is connected to a balcony, terrace or courtyard.
• 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 circulation spaces of an apartment, such as a hallway or entry space.	☒	☐	☐	The kitchens do not form part of the major circulation space of any apartment.
• Include adequate storage space in apartment.	☒	☐	☐	All units are provided with adequate storage space in the apartment with additional space being provided in the basement.
• Ensure apartment layouts and dimensions facilitate furniture removal and placement.	☒	☐	☐	
• Single aspect apartments should be limited in depth to 8 metres from a window.	☐	☒	☐	**The development generally achieves compliance with the intent of this requirement as it is identified that the majority of apartments have habitable rooms being less than 8 metres from windows. Whilst some apartments are noted as exceeding the maximum 8 metres, these affected apartments have depths that vary from around 8-10 metres. However, the minor variation occurs usually within the rear portions of the units being non-habitable utility rooms which are considered to be acceptable in this regard.**
• The back of a kitchen should be no more than 8 metres from a window.	☒	☐	☐	All cross through apartments are a minimum of 4 metres wide.
• The width of cross-over/cross-through apartments over 15 metres deep should be 4 metres or greater.	☒	☐	☐	
• Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting and natural ventilation can be achieved, particularly for habitable rooms.	☒	☐	☐	
• If Council chooses to standardise apartment	☒	☐	☐	Amended plans submitted by the applicant demonstrating compliance have been

Requirement	Yes	No	N/A	Comment
sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest minimum apartment sizes: <u>1 bed = 50sqm, 2 bed = 70sqm, 3 bed = 95sqm.</u>				achieved through the provision of winter gardens which contributes to the overall area of the unit. This is considered to be acceptable. • 1 Br (min. 50 m^2) excl. balcony/courtyard • 2 Br (min. 70 m^2) excl. balcony/courtyard • 3 Br (min. 123 m^2) excl. balcony/courtyard • 4 Br (min. 128 m^2) excl. balcony/courtyard
Apartment Mix				
<u>Objectives</u> • 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 development is considered to be consistent with the Apartment Mix objectives as a mixture of 1, 2 and 3 bedroom apartments are proposed which will provide living spaces for most household requirements.
<u>Design Practice</u> • Provide a variety of apartment types particularly in large apartment buildings. Variety may not be possible in smaller buildings (up to 6 units). • Refine the appropriate mix for a location by considering population trends in the future as well as present market demands; noting the apartment's location in relation to public transport, public facilities, employment areas, schools, universities and retail centres.	☒ ☒	☐ ☐	☐ ☐	The development has the following bedroom mix:- • Studio = 6 (1%) • 1 bed = 182 (84%) • 1 bed + study = 318 (41%). • 2 bed = 169 (22%) • 2 bed + study = 87 (11%). • 3 bed = 5 (1%) • 4 bed = 1 (0%) Total = 768 (100%)
• Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved.	☐	☒	☐	**A majority of apartments at ground level are noted as being 1 and 2 bedroom unit configurations. There are no three bedroom apartments across ground level; however no objection is raised to the configuration provided.**
• Optimise the number of accessible and adaptable units to cater for a wider range of occupants. • Investigate the possibility of flexible apartment configurations which support change in the future.	☒ ☒	☐ ☐	☐ ☐	There are 162 adaptable apartments within the development representing 21% of the total number of apartments.
Balconies				
<u>Objectives</u> • 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. • 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.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the Balconies objectives as all apartments are provided with suitably sized private open spaces which integrate with the overall architectural form of the building and provide casual overlooking of communal and public areas.
<u>Design Practice</u>				

Requirement	Yes	No	N/A	Comment
• Where other private open space is not provided, provide at least one primary balcony.	☒	☐	☐	All the apartments within the development have at least one balcony, terrace or courtyard depending on location and aspect) with access from a living area.
• Primary balconies should be: located adjacent to the main living areas, such as living room, 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 balconies or operable walls with balustrades, for additional amenity and choice: in larger apartments; adjacent to bedrooms; for clothes drying, site balconies off laundries or bathrooms and they should be screened from the public domain.	☒	☐	☐	Secondary balconies are provided to a small number of apartments in the complex where space permits the secondary features.
• Design and detail balconies in response to the local climate and context thereby increasing the usefulness of balconies by: locating balconies 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.	☒	☐	☐	Private open spaces are provided in the form of courtyards and terraces for the apartments.
• Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy.	☒	☐	☐	A mix of solid and transparent balustrades are proposed through-out to maximise solar access, casual surveillance and to offer a mix of building materials and finishes to the internal and external parts of the building complex.
• Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.	☒	☐	☐	
• Consider supplying a tap and gas point on primary balconies.	☒	☐	☐	
• Provide primary balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs).	☒	☐	☐	All balconies have a minimum depth of 2.1 metres capable of accommodating 2 chairs.
• Developments which seek to vary from the minimum standards must demonstrate that 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 an alternate balcony depth is proposed.	☒	☐	☐	
Ceiling Heights				
Objectives • To increase the sense of space in apartments and provide well proportioned rooms.	☒	☐	☐	The proposed development is considered to be consistent with the Ceiling Heights objectives as suitable ceiling heights are provided for the residential nature of apartments.
• To promote the penetration of daylight into the depths of the apartment.	☒	☐	☐	
• To contribute to flexibility of use.	☒	☐	☐	
• To achieve quality interior spaces while considering the external building form requirements.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
Design Practice • Design better quality spaces in apartments by using ceilings to 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; enable better proportioned rooms; maximise heights in habitable rooms by stacking wet areas from floor to floor; promote the use of ceiling fans for cooling/heating distribution.	☒	☐	☐	The apartments in the complex above Level one will have floor to ceiling heights of 3.1 metres which is considered acceptable for solar and light penetration into the various apartments.
• Facilitate better access to natural light by using ceiling heights which enable the effectiveness of 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.	☒	☐	☐	The BASIX Commitments will dictate additional upgrades required to the various apartments such as insulation to ensure good internal residential amenity.
• Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate.	☐	☐	☒	The building does not consist of any double height apartments. The allotment is identified predominantly for residential with a small component of commercial use at street level.
• Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines.	☒	☐	☐	
• Count double height spaces with mezzanines as two storeys.	☐	☐	☒	
• Cross check ceiling heights with building height controls to ensure compatibility of dimensions, especially where multiple uses are proposed.	☒	☐	☐	
• Minimum dimensions from finished floor level to finished ceiling level:	☐	☐	☒	The floor to ceiling heights proposed is considered satisfactory.
○ Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor residential, retail or commercial.	☐	☐	☒	
○ For RFBs in mixed use areas 3.3 metres minimum for ground floor;	☒	☐	☐	
○ For RFBs or other residential floors in mixed 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;	☐	☐	☒	
○ 2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights;	☐	☐	☒	
○ 2 storey units with a 2 storey void space: 2.4 metres minimum;	☐	☐	☒	
○ Attic spaces: 1.5 metres minimum wall height at edge of room with a 30^0 minimum ceiling slope.	☐	☐	☒	
• Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.				
Flexibility				
Objectives • To encourage housing designs which meet the broadest range of the occupants' needs as possible.	☒	☐	☐	The proposed development is considered to be consistent with the Flexibility objectives as layouts promote changes to furniture arrangement and a suitable number of apartments can be adapted to the changing needs of residents.
• To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.	☒	☐	☐	
• To encourage adaptive reuse.	☒	☐	☐	
• To save the embodied energy expended in building demolition.	☒	☐	☐	
Design Practice • Provide robust building configurations, which				

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	Apartment layout provides for basic changes to internal configuration of furniture.
• Utilise structural systems which support a degree of future change in building use or configuration.	☒	☐	☐	
• 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 162 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.	☒	☐	☐	The proposed development is considered to be consistent with the objectives as the design of the building complex provides for apartments to be oriented to all street frontages.
• To increase the housing and lifestyle choices available in apartment buildings.	☒	☐	☐	
Design Practice • Design front gardens or terraces which contribute to the spatial and visual structure of the street while maintaining adequate privacy for apartment occupants.	☒	☐	☐	All ground floor apartments are setback from the boundaries with adjoining streets. These setback areas are utilised for private terraces accessible from internal living areas and individual entries, bounded by fencing and landscaping which provides sufficient visual privacy.
• Ensure adequate privacy and safety of ground floor units located in urban areas with no street setbacks by: stepping up the ground floor level 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 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 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 with separate entries and consider requiring an appropriate percentage of accessible units.	☒	☐	☐	
• Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	☒	☐	☐	
Internal Circulation				

Requirement	Yes	No	N/A	Comment
Objectives • To create safe and pleasant spaces for the circulation of people and their personal possessions. • To facilitate quality apartment layouts, such as dual aspect apartments. • To contribute positively to the form and articulation of the building façade and its relationship to the urban environment. • To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the Internal Circulation objectives as spacious access hallways and apartments are provided.
Design Practice • 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 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.	☒	☐	☐	Corridor, foyer and hallway widths are adequately lit, articulated and produce good movements of people between apartments.
• 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 areas.	☒ ☒	☐ ☐	☐ ☐	This is achieved where appropriate. Corridors with greater than 8 apartments feature glazed elements at the end of the corridors to allow the penetration of natural light and ventilation into the corridor space created.
• 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.	☐	☒	☐	**Various buildings within the complex contain more than 8 apartments per core/ corridor. However, a satisfactory design solution is achieved in which the corridors are recessed in between apartment units and provided with glazed elements to permit natural light and ventilation for the lobbies. In addition, to achieve better cross ventilation, some apartments have been designed to have secondary aspects (slot configuration) whilst also creating a varied style and articulation to the building façade. Further, it is noted that the HBW DCP Amendment no. 1, permits apartments to exceed 8 per corridor.**
Mixed Use				
Objectives • To support a mix of uses that complement and reinforce the character, economics and function of the local area. • Choose a compatible mix of uses. • Consider building depth and form in relation to each use's requirements for servicing and amenity. • Design legible circulation systems, which	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposal is a mixed use development and satisfies the objectives of this part.

Requirement	Yes	No	N/A	Comment
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 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 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 separating requirements for purposes of BCA.	☒	☐	☐	
Storage				
Objectives • To provide adequate storage for everyday household items within easy access of the apartment.	☒	☐	☐	Most of the apartments are provided with adequate internal storage space.
• To provide storage for sporting, leisure, fitness and hobby equipment.	☒	☐	☐	Storage is provided for each apartment as per cubic metre standards for 1 to 3 bedrooms with 50% provided for in storage cages within the basement. A condition will be imposed to ensure compliance with the storage requirements of the RFDC.
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.	☒	☐	☐	
• 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;	☒	☐	☐	A matrix schedule and supporting plans have been provided showing:

Requirement	Yes	No	N/A	Comment
○ 1 bed = 6cum; ○ 2 bed = 8cum; ○ 3+ bed = 10cum.				• 1 & 1 Br + S = min. 3 cubic metres • 2 & 2 Br + S = min. 4 cubic metres • 3 Br = min. 5 cubic metres Storage is provided for each apartment as per cubic metre standards for 1 to 3 bedrooms with 50% provided for in storage cages within the basement. A condition will be imposed to ensure compliance with the storage requirements of the RFDC.
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.
Design Practice • 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.
• Arrange apartments within a development to minimise noise transition between flats by: locating busy, noisy areas next to each other and quieter areas next to other quieter areas (kitchen near kitchen, bedroom near bedroom); using 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.	☒	☐	☐	Like-use areas of apartments are grouped to avoid acoustic disturbance of neighbouring apartments where possible, i.e. bedrooms adjoin bedrooms and living areas adjoin living areas.
• Design the internal apartment layout to separate noisier from quieter spaces by: grouping uses within an apartment – bedrooms with bedrooms and service areas like kitchen, bathroom, laundry together.	☒	☐	☐	Where possible, noisier areas such as bathrooms and laundries are distanced from bedrooms.
• 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. • Reduce noise transmission from common corridors or outside the building by providing seals at entry doors.	☒ ☒	☐ ☐	☐ ☐	Two Acoustic Reports have been submitted with the application to address the residential and retail component of the impacts associated with the development. The 2 separate reports are prepared by: For residential: 1. Acoustic Logic Consultancy Pty Ltd, dated 14/10/14, Revision 0, report reference 20141163.1/1410A/RO/JR, and; For retail: 2. WSP Acoustic Consultants, dated 10/12/14, reference ACG1413800. Both reports provide Acoustic criteria and recommended construction methods for the complex.
Daylight Access				

Requirement	Yes	No	N/A	Comment
Objectives • To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development. • To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours. • To provide residents with the ability to adjust the quantity of daylight to suit their needs.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is considered to be generally consistent with the Daylight Access Objectives as the orientation of living areas allows for daylight infiltration.
Design Practice • Plan the site so that new residential flat development is oriented to optimise northern aspect. • Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.	☒ ☒	☐ ☐	☐ ☐	There are many apartments facing north, east or west that receive adequate amount of solar penetration from March through to September. However only a small number of apartments face the south (SE or SW) and will not receive significant solar penetration. The provision of skylights has been proposed to units located at the top levels of each building to optimise light penetration. It should also be noted that some overshadowing is unavoidable in dense urban areas.
• Optimise the number of apartments receiving daylight access to habitable rooms and principal windows: ensure daylight access to habitable rooms and private open space, particularly in winter; use skylights, clerestory windows and fanlights to supplement daylight access; promote two storey and mezzanine, ground floor apartments or locations where daylight is limited to facilitate daylight access to living rooms and private open spaces; limit the depth of single aspect apartments; ensure single aspect, single storey apartments have a northerly or easterly aspect; locate living areas to the north and service areas to the south and west of development; limit the number of south acing apartments and increase their window area; use light shelves to reflect light into deeper apartments.	☒	☐	☐	The shadow plans provided indicate that the communal open space will receive sufficient daylight access. Apartment living areas and bedrooms are provided with openings to outdoor space to maximise access to daylight and where possible, north facing openings, living areas and open spaces are optimised. It should be noted that given the block plan and building height massing, some overshadowing is considered to be unavoidable which makes compliance with solar access control onerous to achieve.
• Design for shading and glare control, 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).	☒	☐	☐	Overhanging balconies and louvers are 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.	☒	☐	☐	
• 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.	☐	☐	☒	Skylights are proposed for the top floor apartments improving light penetration to various apartments – in particular the solar amenity to the south facing apartments.

Requirement	Yes	No	N/A	Comment
• 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 shadow statistics schedule which show that 537 (70%) 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.	☒	☐	☐	Given the design of the development proposed, all units either face the north, east or west and dual aspect apartments are maximised where possible. There are no single southeast or southwest facing apartments.
• 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.	☐	☐	☒	
Natural Ventilation				
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 rooms, have sufficient openings for ventilation. The BASIX commitments dictate energy consumption requirements.
• To provide natural ventilation in non-habitable rooms, where possible.	☒	☐	☐	
• To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
Design Practice • 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.	☒	☐	☐	
• 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.	☒	☐	☐	
• Coordinate design for natural ventilation with passive solar design techniques.	☒	☐	☐	
• Explore innovative technologies to naturally ventilate internal building areas or rooms.	☐	☐	☒	
• Building depths which support natural ventilation typically range from 10-18 metres.	☐	☒	☐	**Discussed previously under the building separation section of the report. Despite the building depth, the residential towers achieve satisfactory daylight and natural ventilation due to the building design and orientation of the site.**
• 60% of residential units should be naturally cross ventilated.	☒	☐	☐	It is identified that 468 apartments have access to natural ventilation due to their position representing 61% of the total number of apartments.
• 25% of kitchens within a development should have access to natural ventilation.	☒	☐	☐	All kitchen areas have access to natural ventilation and the back of a kitchen is no more than 8 metres from a window.
• Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.	☒	☐	☐	
Awnings and Signage				
Objectives • 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	☒ ☒	☐ ☐	☐ ☐	The Awnings and Signage Objectives are complied with. Signage proposed is for business identification purposes only and is consistent with the SEPP 64 requirements.
Design Practice *Awnings* • Encourage pedestrian activity on streets by providing awnings to retail strips, where appropriate, which: give continuous cover in areas which have a desired pattern of continuous awnings; complement the height, depth and form of the desired character or existing pattern of awnings; provide sufficient protection for sun and rain.	☒	☐	☐	Awnings will only be proposed over the commercial/retail tenancies and surrounding public domain area where appropriate.
• Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.	☒	☐	☐	
• Enhance safety for pedestrians by providing under-awning lighting.	☒	☐	☐	
Signage • Councils should prepare guidelines for signage based on the desired character and scale of the	☐	☐	☒	Proposed signage is compliant with the SEPP 64 requirements for business

Requirement	Yes	No	N/A	Comment
local area. • Integrate signage with the design of the development by responding to scale, proportions and architectural detailing. • Provide clear and legible way finding for residents and visitors.	☐ ☐	☐ ☐	☒ ☒	identification.
Facades				
Objectives • To promote high architectural quality in residential flat buildings. • 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.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is considered to be consistent with the Facade objectives as elevations of high architectural design quality which include modulation and articulation are proposed.
Design Practice • Consider the relationship between the whole building form and the façade and/or building elements. • Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character. • 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 façade orientation. • Express important corners by giving visual prominence to parts of the façade. • Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design. • Coordinate security grills/screens, ventilation louvres and car park entry doors with the overall façade design.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	Elevations/facade are provided in accordance with the scale requirements of the HBWDCP. The design quality of the development is satisfactory. A high level of modulation, articulation and architectural feature elements are incorporated to provide visually interesting and varied facades. 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.
Roof Design				
Objectives • To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings. • To integrate the design of the roof into the overall façade, building composition and desired contextual response. • To increase the longevity of the building through weather protection.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is considered to be consistent with the Roof Design objectives as a flat roof with no elements which detract from the overall building appearance is proposed.
Design Practice • 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 design of any parapet or terminating elements and the selection of roof materials. • Design roofs to respond to the orientation of the site. • 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. • Support the use of roofs for quality open space in denser urban areas by: providing space and appropriate building systems to support the desired landscape design; incorporating shade structures and wind screens to encourage open	☒ ☒ ☒ ☒ ☐	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☒	Proposed roof design of tower is considered to be satisfactory.

Requirement	Yes	No	N/A	Comment
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. • Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments.	☒ ☐	☐ ☐	☐ ☒	
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.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	A BASIX certificate has been submitted to accompany the development and is considered to be satisfactory.
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				
Objectives • 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.
Design Practice • Design windows to enable cleaning from inside the building, where possible. • Select manually operated systems in preference to mechanical systems. • Incorporate and integrate building maintenance systems into the design of the building form, roof and façade. • 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.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	Should the application be recommended for approval, relevant conditions in relation to use of high-quality materials and general maintenance of the site shall be included in any consent that may be issued.
Waste Management				
Objectives • To avoid the generation of waste through design, material selection and building practices. • To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development. • To encourage waste minimisation, including source separation, reuse and recycling. • To ensure efficient storage and collection of waste and quality design of facilities.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the Waste Management objectives as suitable arrangements and facilities for waste disposal and storage are proposed.
Design Practice • Incorporate existing built elements into new work, where possible. • Recycle and reuse demolished materials, where possible. • Specify building materials that can be reused	☐ ☒	☐ ☐	☒ ☐	Internal garbage room with a garbage chute is provided at every level of the buildings. The basement garbage truck collection

Requirement	Yes	No	N/A	Comment
and recycled at the end of their life. • Integrate waste management processes into all stages of the project, including the design stage. • Support waste management during the design stage by: specifying modestly for the project needs; reducing waste by utilising the standard product/component sizes of materials to be used; incorporating durability, adaptability and ease of future service upgrades. • Prepare a waste management plan for green and putrescible waste, garbage, glass, containers and paper. • Locate storage areas for rubbish bins 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. • Provide every dwelling with a waste cupboard or temporary storage area of sufficient size to hold a single day's waste and to enable source separation. • Incorporate on-site composting, where possible, in self contained composting units on balconies or as part of the shared site facilities. • Supply waste management plans as part of the DA submission.	☒ ☒ ☒ ☒ ☒ ☒ ☐ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐	facility is proposed within the site with a separate truck loading access from Burroway Road. A waste management report prepared by Elephants Foot Recycling Solutions dated 8 December 2014, revision D, accompanies the development application which describes waste garbage chute system and garbage removal in detail. The report addresses waste management, ventilation, bin washing prevention of vermin and cleaning. The report shall form part of any approved stamped plans and documentation should the development application be approved.
Water Conservation				
Objectives • To reduce mains consumption of potable water. • To reduce the quantity of urban stormwater runoff.	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the Water Conservation objectives as on-site detention and a suitable stormwater drainage plan is proposed.
Design Practice • Requirements superseded by BASIX.	☐	☐	☒	The design practice requirements are superseded by commitments listed in the accompanying BASIX Certificate.

c) Homebush Bay West DCP 2004 – Amendment no. 1

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

Requirement	Yes	No	N/A	Comment
Part 1 Preliminary				
1.11 Development Application submission requirements *Sufficient information provided with the application*				
Part 2 Background				
2.3 DCP Objectives				
2.3.1 Identity – create an identifiable character for Homebush Bay West				
i. Retain and enhance views to water, opposite shores and ridges, including 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	☒	☐	☐	The proposed development is consistent with the desired street and public domain pattern of the site.
ii. Optimise the waterfront location by providing continuous foreshore access and links to open space within and surrounding the precinct	☒	☐	☐	Views are maximised from the development and links are provided to the foreshore from the communal landscaped roof terrace, connected to the main tower.
iii. Design streets and public open spaces appropriate to the conditions of the site, particularly in relation to the waterfront, and to the uses	☒	☐	☐	The amenity of foreshore access is enhanced by linking the foreshore promenade to streets, urban plazas and pocket parks
iv. Retain and enhance the key elements of the urban structure: existing streets, established trees, the formed eastern edge of the peninsula and the maritime focus to Parramatta River	☒	☐	☐	
v. 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 and waterfront edges	☐	☐	☒	
vi. Acknowledge the visual primacy of the waterfront by stepping building heights down from Hill Road to the water	☐	☐	☒	
vii. Retain and enhance Wentworth Park as a public park typical of other point parks on Sydney Harbour	☒	☐	☐	
viii. Designing building heights and massing to enable views to the Millennium Mound as a backdrop to the precinct and to protect views				
2.3.1 Land Uses – accommodate and locate appropriately a range of uses within Homebush 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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
maritime precinct; and a smaller one in the southern part of the precinct				
iii. Provide small scale retail and leisure uses adjoining and opposite foreshore parks and plazas, including cafes/outdoor dining, clubs, boatsheds and facilities for water related recreational activities	☐	☐	☒	
iv. Provide for active ground floor uses on major east-west streets through flexible building design	☒	☐	☐	Commercial/retail elements proposed on ground level of Footbridge Boulevard.
v. Provide adequate local open space for precinct residents and workers and encourage use of regional open space within Sydney Olympic Parklands	☒	☐	☐	
2.3.3 Street and Block Structure – create a street and block structure that optimises legibility, permeability and efficiency				
i. Lay out streets to support the underlying subdivision pattern by aligning east-west streets with property boundaries and north-south streets perpendicular to them	☒	☐	☐	Street layout and public domains are 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, Wentworth Place (Major north-south street – South of Burroway Road), Waterways Street (secondary north-south street).
ii. Strengthen Hill Road as the major connector between the water and Sydney Olympic Park and an urban edge to the parkland areas	☒	☐	☐	
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 visually and physically	☒	☐	☐	
vi. Locate streets to capitalize on and enhance views to the bay, the river and other surrounding areas and any landmark features (including the Millennium Marker	☒	☐	☐	
vii. Encourage multiple movement choices for people, cyclists and vehicles by optimizing the connectivity of the street network and minimizing dead end streets	☒	☐	☐	
viii. 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 100 metre intervals	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
x. Optimise the number of north-facing apartments by orienting blocks east-west; that is, with their longer dimension to the north	☒	☐	☐	
xi. Design streets to accommodate a mixture of transport modes, including pedestrians, cycles, buses where relevant and moving and parked vehicles	☒	☐	☐	
2.3.4 Open Space Network – create a network of public open spaces that is strongly linked to Sydney Olympic Parklands, the foreshore edge and the water, and provides for a range of recreational activities				
i. Enhance the waterfront character of Homebush Bay West by designing the setback to the waterfront to allow for a variety of spaces and uses, including water-related uses	☒	☐	☐	The proposed design of the development is consistent with the requirements under this clause.
ii. Protect and enhance the amenity of foreshore access by linking the foreshore promenade to streets, urban plazas and pocket parks	☒	☐	☐	
iii. Contribute to the regional open space network by providing continuous pedestrian and cycle access linking Homebush Bay West to Sydney Olympic Parklands, Bicentennial Park and existing foreshore access routes	☒	☐	☐	
iv. Contribute to the regional pattern of point parks on the harbour and river foreshores by retaining Wentworth Park as public open space	☒	☐	☐	
v. 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 plazas	☒	☐	☐	
vi. 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 interior of the precinct	☒	☐	☐	
vii. 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 activity focus at the water's edge	☒	☐	☐	
ix. Design streets, parks and plazas with high amenity and high quality	☒	☐	☐	
2.3.5 Accessibility – increase and enhance the opportunities for pedestrians and cyclists to access the precinct and to move safely and comfortably within the public domain				

Requirement	Yes	No	N/A	Comment
i. Consolidate publicly accessible facilities including any new community uses within the vicinity of the ferry / bus interchange	☐	☐	☒	
ii. Create a maritime precinct with associated commercial and retail uses north of Burroway Street, linked to the foreshore and open space network	☒	☐	☐	
iii. Create a neighbourhood node including commercial, retail and community uses in the southern part of the precinct	☐	☐	☒	
iv. Design streets to accommodate a future bus route through the centre of the precinct	☐	☐	☒	
v. Minimise the potential for conflicts between vehicles, pedestrians and cyclists through the design of footpaths, bicycle lanes, through block links, streetscape design, medians and kerb ramps, and by minimising the number of vehicular crossings over footpaths	☐	☐	☒	
vi. Encourage activity in and surveillance of streets by providing for active ground floor uses on major east-west streets	☒	☐	☐	
vii. Locate and design buildings to provide passive surveillance of all public spaces	☒	☐	☐	
viii. Provide publicly accessible facilities and small scale retail adjoining and opposite foreshore parks and plazas, including cafes / outdoor dining and facilities for recreational activities relating to the water	☐	☐	☒	
ix. Provide a pedestrian and cycle bridge between Homebush Bay West and Rhodes Peninsula subject to determination in transport studies and appropriate funding arrangements	☐	☐	☒	
2.3.6 Sustainability – Incorporate ESD principles into all stages of design including the design of public spaces, block and site layout 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.	☒	☐	☐	A BASIX certificate has been submitted to accompany the development.
ii. Control the quality of water entering Homebush Bay through the use of integrated water management strategies	☒	☐	☐	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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
using water saving devices				
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	☒	☐	☐	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	☒	☐	☐	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	☒	☐	☐	
2.3.7 Built Form – provide sensitive and high quality architectural and landscape design that contributes positively to the character of the public domain				
i. 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	☒	☐	☐	
iv. Encourage high quality architectural design of all new development	☒	☐	☐	
v. Promote a series of public open spaces related to the waterfront setting which provide a high level of amenity for users, an attractive 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	☐	☐	☒	
vi. 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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
nodes.				
2.3.8 Housing Choice – support opportunities for a diverse community by promoting workplace and housing choice i. Encourage long life loose fit buildings with a high level of adaptability over time as uses change, particularly on major east-west streets ii. Accommodate changing needs of the resident population by designing flexible apartment layouts iii. Provide accessible working and living environments for people with disabilities, older people and for prams and strollers	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	A wide range of dwelling types and sizes are proposed, with accessible, adaptable and visitable features incorporated for changing needs of residents and future flexibility.
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 ii. Optimise the number of apartments, their living spaces and private outdoor spaces which benefit from sun access 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 v. Promote privacy from the street, particularly for ground floor apartments, by providing landscaped garden spaces within the setback zone	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	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 the Residential Flat Design Code assessment above) are proposed.
2.4.1 Land Uses *2.4.2 Streets and Blocks* *2.4.3 Open Space Network* *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** 5.2.1 – Building Height and Massing 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:	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	The proposed development is considered to be generally consistent with the land use, streets and blocks, open space network, building form, massing and precinct structure figures of these clauses as per the HBW DCP Amendment no.1. Proposed height of buildings within the Block C development is consistent with the height controls established under HBW DCP amendment 1 as well as the staged development consent no. DA-296/2014.

Requirement	Yes	No	N/A	Comment
• 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 Precinct Controls & General Controls				
3.1 Public Domain Systems				
3.1.1 Pedestrian Network				
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	☒	☐	☐	
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 Powells Creek at the southern end of the peninsula foreshore	☒	☐	☐	
iv. 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	☐	☐	☒	
vi. Locate a pedestrian / cycle bridge linking Homebush Bay West and Rhodes peninsula as indicated on the plan	☐	☐	☒	
vii. Locate pedestrian crossings to support pedestrian movement between destinations	☒	☐	☐	
viii. Consider pedestrian movement when designing major building entries and through-block link.	☒	☐	☐	
ix. Provide paved footpaths in accordance with the street design guidelines in the Public Domain Manual	☒	☐	☐	
x. Ensure that publicly accessible parks and plazas are contiguous with and fully accessible from pedestrian routes	☒	☐	☐	
xi. Provide pedestrian routes which benefit from high levels of casual	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
surveillance (overlooking from buildings, from the water, from adjacent well-trafficked areas)				
xii. Provide clear and direct pedestrian routes by designing them with good lines of sight to minimise concealment	☒	☐	☐	
xiii. Design appropriate lighting for publicly accessible areas for their level of night-time use	☒	☐	☐	
xiv. Provide kerb ramps at all intersections in accordance with the Public Domain Manual	☐	☐	☒	
3.1.2 Cycle Network				
i. Provide a cycle network through the streets	☐	☐	☒	The proposal does not contain any dedicated cycle ways although sufficient carriageways are provided for cyclists and motor vehicles.
ii. Provide dedicated cycle lanes along Hill Road in both directions.	☐	☐	☒	
iii. Design intersections and crossings along dedicated cycle routes that prioritise cyclists' safety and convenience	☐	☐	☒	
iv. Provide a recreational shared pedestrian and cycle path along the foreshore promenade at a minimum width of 3.5 metres	☐	☐	☒	
v. Connect the foreshore cycle path to cycleways within the Sydney Olympic Parklands and enhance access to the connection at the southern end of the peninsula	☐	☐	☒	
vi. Provide a road cycle lane on the major east-west street from Hill Road to link with the proposed pedestrian bridge	☐	☐	☒	
vii. Separate cycle and pedestrian routes through Wentworth Park	☐	☐	☒	
viii. Provide lockable bicycle storage at neighbourhood / maritime centres and in publicly accessible facilities including at the waterfront	☐	☐	☒	
ix. Design cycle paths and parking to minimum Austroads design standards	☒	☐	☐	
3.1.3 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 considered as part of DA-263/2013, will connect Wentworth Point Area (via planned Footbridge Boulevard) to the Rhodes Peninsula was recently approved. Some of the provisions stated here relate more to subdivisions and associated infrastructure works which have not been proposed under this application. This matter is addressed under Development Consent 386/2009 and the subsequent Section 96 modification granted thereafter.
ii. Locate bus stops at or near activity nodes, including the two neighbourhood / commercial centres and to serve major pedestrian / cycle entries to the Parklands from Hill Road	☐	☐	☒	
iii. Enhance the amenity and safety of the interchange by providing shelter, seating, lighting and signage	☐	☐	☒	
iv. Design subdivision layouts and building designs that encourage and are supportive of walking, cycling and the use of public transport	☐	☐	☒	
v. Consider travel demand management mechanisms and features that will minimise the demand for travel and	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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	☐	☐	☒	
vii. Provide a pedestrian / cycle bridge located generally in the area and on the alignment illustrated (p27)	☐	☐	☒	
3.1.4 Vehicle Network and Parking				
i. Support the principles of permeability and legibility for vehicles, cyclists and pedestrians which are embodied in the Structural Design Framework street and block layout	☒	☐	☐	The proposed development includes the construction of part of surrounding streets (extension of Wentworth Place from Block B to Burroway Road and below the proposed town square for retail parking. The remaining portions of the streets will continue to be developed as and when each block within the Lot 10 site is developed. The proposed street layout is consistent with the HBW DCP as amended and will feature high-quality streetscape design and amenity.
ii. 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 areas distinct and legible	☐	☐	☒	
iii. Provide vehicle access to the foreshore, including foreshore streets and areas of parking where possible	☐	☐	☒	
iv. Ensure that the street network offers a choice of routes and promotes good circulation, by minimising discontinuities and dead ends	☐	☐	☒	
v. Provide for public car parking on streets or within buildings, except for limited parking associated with boating activity within the maritime precinct	☐	☐	☒	
vi. Where areas of parking are proposed on Hill Road, limit them to areas where they relate to pedestrian entry points to Sydney Olympic Parklands	☐	☐	☒	
vii. Provide a high level of amenity and quality streetscape design, including planting of street trees, consistent with convenient vehicle access, parking and turning	☒	☐	☐	
viii. Refer to Section 3.2 for detailed design guidelines for streets	☐	☐	☒	
3.1.5 Land and Water Connections				
i. Provide opportunities for land-water interface at the end of major east-west streets	☒	☐	☐	Block E is situated adjacent to the approved Blocks D and G and the future Block H.
ii. Design activity nodes and recreational areas to consider views from the water and opposite shores	☒	☐	☐	
iii. Provide a range of public open space types: ▪ promenade ▪ waterfront riparian vegetation area ▪ point park ▪ urban plazas and pocket parks	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
▪ three larger parks, two of minimum 2000m^2 and one of minimum 1000m^2				
iv. Integrate water management into the design of foreshore spaces	☒	☐	☐	
v. Design sea walls to absorb wave energy and to maximise the habitat for the greatest possible range of local inter-tidal organisms	☒	☐	☐	
vi. Refer to the Public Domain Manual for specific character guidelines and controls for foreshore areas	☒	☐	☐	
3.1.6 Landscape				
i. Design and manage the public domain and adjoining uses to recognise, facilitate and encourage active use of the public space at appropriate times	☒	☐	☐	
ii. 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	☒	☐	☐	
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 is 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	☒	☐	☐	
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	☐	☐	☒	
3.1.7 Public Domain Elements				

Requirement	Yes	No	N/A	Comment
Footpath/pedestrian area pavement				
i. 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	☐	☐	☒	
Vehicular pavement				
iii. Provide a safe and hard wearing surface for vehicle movements	☐	☐	☒	
iv. For shared vehicle / pedestrian zones, provide a suitable surface that denotes shared priority	☐	☐	☒	
Kerbs and gutters				
v. Apply a standard kerb and gutter treatment over the whole precinct to provide consistency in defining the pedestrian / vehicular junction of roads and footpaths	☐	☐	☒	
Street and park furniture				
vi. Select furniture which is robust, easily maintained, coordinated, and 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 Park	☐	☐	☒	
vii. Locate furniture as part of a coordinated design scheme for the public domain component in question, 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 specified in the Public Domain Manual	☐	☐	☒	
ix. Provide an appropriate level of pedestrian lighting to ensure security and contribute to the legibility of streets and through block links	☐	☐	☒	
x. Coordinate pedestrian lighting in streets throughout the precinct	☐	☐	☒	
xi. Design lighting for path accessways through parks in response to the level of use and safety considerations	☐	☐	☒	
xii. Minimise the impact of lighting on residential dwellings	☐	☐	☒	
xiii. Design lighting to highlight public art elements and significant trees in individual plazas or parks, and provide for lighting major avenues for special events or festivals	☐	☐	☒	
Fences, barriers and level changes				
xiv. Reinforce connectivity and maximise visual continuity by minimising the use of fences and barriers	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
xv. Optimise opportunities to use the sea wall edge for seating, while also providing 'gaps' for viewing by wheelchair users	☐	☐	☒	
Signage				
xvi. Locate information signage in accordance with the Parklands Elements Manual to include orientation, circulation, destination, regulation and interpretive signs	☐	☐	☒	
xvii. Use street signage in accordance with Auburn Council's requirements for public streets	☐	☐	☒	
3.1.8 Services Infrastructure and Stormwater Management				
Services infrastructure				
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 conditions shall be included in any consent for such service to be suitably located and/or screened. 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.
ii. Integrate undergrounding of services and infrastructure in new development	☒	☐	☐	
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	☒	☐	☐	
Stormwater drainage				
iv. 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	☒	☐	☐	
Stormwater Management				
v. Enable water to re-enter the				

Requirement	Yes	No	N/A	Comment
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	☐	☐	☒	
vi. Protect the aquatic habitat of Homebush Bay from de-oxygenisation by preventing leaf transport from deciduous trees during autumn months	☐	☐	☒	
vii. Provide for re-use of water, for example by incorporating a water body capable of infiltration or slow release detention in major plaza spaces	☐	☐	☒	
3.2 Streets				
3.2.1 Hill Road				
▪ Uses - Mixed: focus commercial uses close to northern neighbourhood centre and at intersections with major east-west streets	☐	☐	☒	This section is not applicable to the site.
▪ Height - max. 8 storeys	☐	☐	☒	
▪ Street Setbacks - 8 metres	☐	☐	☒	
▪ Right of Way - 15-20 metres (varies to 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	☐	☐	☒	
▪ 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	☒	☐	☐	The site shares a boundary on the Major East-West Streets (Footbridge Boulevard)
▪ 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	☒	☐	☐	**The development is consistent with the building height controls established under HBW DCP amendment 1. Max. 8 and 25 storeys to Footbridge Boulevard, which complies.**
▪ Street Setbacks - 5 metres	☐	☒	☐	**Building setbacks proposed are consistent with the HBWDCP amendment no. 1 where a minimum of zero to 2.5m is permitted from the street boundary.**
▪ Right of Way - min. 25 metres	☐	☐	☒	
▪ Carriageway - 1 travelling lane and 1 parking lane in each direction; On street bicycle lane on the street linking into the pedestrian bridge; A wide median	☐	☐	☒	
▪ Footpath - 3.5m with 1-1.5m grass verge, 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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
3.2.3 Major North-South Street – North of Burroway 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 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	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒	This section is not applicable as this clause refers to the UAP site governed by new controls as a result of the rezoning adopted on 7 August 2014.
3.2.4 Major North-South Street - South of Burroway 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 parallel parking lane in each direction; Wide median/linear park. ▪ Footpaths - 2.5-5m to accommodate parking extensions, 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	☒ ☐ ☐ ☐ ☒ ☒ ☒	☐ ☒ ☒ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☒ ☐ ☐ ☐	The site shares a boundary on a major north to south street (Ridge Road now referred to as Wentworth Place). **The mixed use development complex proposes 8, 20 and 25 storey residential building along the Wentworth Place frontage and this is consistent with the amendment 1 to the HBW DCP under clause 5.3.2 in relation to the respective building height diagram.** **A nil setback is proposed for the building from Wentworth Place as Commercial/retail uses are proposed at the ground level. Further, this is considered to be satisfactory to create a defined street edge and further encourage pedestrian activity as bus stops, taxi stands etc are proposed along this street. In addition, the building is stepped in 2.5 metres from level 1 onwards to minimise the bulk and scale of the development to provide acoustic and visual relief for the residential units above. This setback is consistent with clause 5.3.4 (i) of the HBWDCP amendment 1.**

Requirement	Yes	No	N/A	Comment
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.				
3.2.5 Secondary East-West Streets ▪ Uses – Residential ▪ Height - max 4 storeys ▪ Street Setbacks - 3 metres ▪ Right of Way - min. 14.5 metres ▪ 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	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒	This section is not applicable.
3.2.6 Secondary North-South Streets ▪ Uses – Residential ▪ Height - max 4 storeys	☒ ☐	☐ ☒	☐ ☐	**6, 8 and 9 storeys are proposed along the Half Street frontage. This non-compliance can be accepted as permitted by the building height controls stated under the HBW DCP amendment 1.**
▪ Street Setbacks - 3 metres	☐	☒	☐	**Setbacks ranging from 1.5 at ground level and 2.5m at the upper levels comply with the HBW DCP amendment 1.**
▪ 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.	☐ ☐ ☒ ☐	☐ ☐ ☐ ☐	☒ ☒ ☐ ☒	
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	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒	This section is not applicable.

Requirement	Yes	No	N/A	Comment
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	☐	☐	☒	
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 ▪ 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) 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	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	This part does not apply to the development application.
3.3 Public Open Spaces				
Public open space is to be provided at a minimum 10% of each precinct site area, and includes: ▪ A point park at Wentworth Point of approximately 4.8ha including foreshore promenade ▪ Three parks distributed evenly throughout the precinct, including one park on the 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 street	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	As a result of the amendment 1 to HBWDCP, a minimum of 10973 sqm of public open space is required to be provided to precinct B (Lot 10). Future park land is proposed to be provided in Block F. This is to be addressed under a separate application. Additional public open space is to be provided and considered under future development applications for

Requirement	Yes	No	N/A	Comment
▪ Foreshore parks or plazas terminating major east-west streets and linked to the promenade ▪ Pocket parks or plazas All public open space within the precinct, with 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 access to the foreshore promenade.	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	subsequent stages to meet the minimum public open space requirement for the precinct.
3.3.1 Foreshore Plazas ▪ Uses – Mixed with emphasis on restaurant/café and small scale neighbourhood retail ▪ Height – 4 storeys with 2 storey pop-ups only on the building alignment to the major east-west street ▪ Setbacks – Variable – buildings lining the plaza may be set back an additional 5+ metres from the predominant building line along major east-west streets ▪ Landscape Character – Median and street 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	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	This section is not relevant to the development application. No foreshore plaza proposed under this application. Residential units predominantly line the new street.
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, 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	☐ ☐	☐ ☐	☒ ☒	This section is not relevant to the development application. This matter will be addressed under future applications for Block F – planned future park.
3.3.3 Foreshore Plaza, Linear Park and Loop Road ▪ Waterfront Setbacks – refer to diagram at p46	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
▪ 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	☒	☐	☐	
3.3.4 Parks, Pockets Parks and Urban Plazas <u>Large Parks</u> ▪ 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 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	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☐ ☐ ☐	No parks or pocket parks proposed under this application. To be considered under separate application for Block F – planned future park. The entire ground level 3 and 4 will comprise of a retail shopping component as part of the development complex of Block E which has direct connections to the town square and community facility/library in Block E as well as some light retail shops in Block C.
3.4 Built Form – as amended under section 5.3 of Amendment no. 1 to HBW DCP 2004.				
<u>3.4.1 amended by 5.3.1:</u> *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 ▪ To provide activity areas of small scale retail, outdoor dining and water-related	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	As a result of the amendments to the provisions of the HBW DCP, The floor space ratio and height of the development is considered as being acceptable as discussed throughout

Requirement	Yes	No	N/A	Comment
uses along the foreshore ▪ 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 ▪ To support peninsula objectives for a clear, well connected and walkable street layout and efficient block structure	☒ ☒	☐ ☐	☐ ☐	this report.
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: <u>Precinct B</u> (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 D and 8000 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 offset against residential floor space.	☒ ☒ ☐ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☒ ☐ ☐ ☐ ☐	The total floor space of the proposed building is 60,073 sqm which is still within the indicative total maximum floor space for the overall site of Precinct B. However it should be noted that additional floor space has been approved; as part of a VPA, which now permits a total cumulative floor area of 220,940 sqm under the recent staged development consent DA-296/2014. To date, the following floor areas relevant to each block that have been approved include: • Block A with total approved floor area of 18,564 m^2; • Block D occupies a total approved floor area of 16,701 m^2; • Block G occupies a total approved floor area of 21,723 m^2; • Block B with a total area of 34,199 m^2. • Block C with a total area of 43,299 m^2. • Proposed Block E, under this application, a total GFA of 60,073 m^2. Cumulative floor space total to date = 194,367 sqm representing 97% or an FSR of 0.97:1. The overall FSR is still currently within the permissible total floor space ratio allowable for the precinct. If calculated under the recent staged development consent, where the additional floor area was granted (max. 220,940), an FSR of 0.88:1 representing 88% of the total area is proposed.
<u>3.4.2 amended by 5.3.2:</u> *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	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Whilst the proposed development will exceed the height of the Millennium Marker, the proposal is considered to be generally consistent with the building height requirements as detailed under section 5.3.2 of the amended HBW DCP.

Requirement	Yes	No	N/A	Comment
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.				
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 level. Performance Criteria iii. Scale development to conform to the 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. iv. Encourage the use of architectural treatments to create distinctive and interesting 'tops' to the towers. *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. Objectives • To allow for visual permeability through the tower zone. • To avoid unreasonable visual bulk of development when viewed from	☒ ☐ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐	The maximum height of the building complex with the tower is 25 storeys which complies. The proposed building complex satisfies the objectives of this section.

Requirement	Yes	No	N/A	Comment
• surrounding areas by ensuring appropriate tower separation, scale, form and articulation. • To create tall slender tower forms and avoid monolithic buildings. • To allow locational flexibility to optimise shadowing and aesthetic effects. Performance Criteria i. Ensure towers do not exceed a maximum floor plate of 950m² floor areas. ii. 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 oblique views. iii. For buildings above 8 storeys provide 18 metres between facing habitable room windows/balcony edges. iv. Locate tower forms generally in accordance with the Tower Height Diagram noting that locational adjustment is permitted.	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	A schedule of the floor areas for each level of the tower has been provided demonstrating that the maximum floor plate does not reach 950 sqm. The proposed floor plate of the 25 storey tower is 950 sqm as provided by the applicant.
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 ▪ To ensure that topography unified the precinct as 'one place' rather than creates divided sites at different levels ▪ To encourage adjacent landowners to consider a joint master plan for sites affected by proposed level changes ▪ To create a 'ridge road' in keeping with the Harbour context	☒ ☒ ☒ ☐	☐ ☐ ☐ ☐	☐ ☐ ☐ ☒	
3.4.3 Topography and Site Integration Controls and Performance Criteria ***Items (i) and (iii) in relation to 3.4.3 does not apply as amended by 5.3.5 – General Provisions.*** Consider the continuation of any changes in ground level across adjacent sites when proposing changes to the topography	☒	☐	☐	
3.4.4 Building Depth Objectives ▪ To enable view sharing from apartments and views of the sky from the public domain ▪ To optimise residential amenity in terms of natural ventilation and daylight access to internal spaces ▪ To provide for dual aspect apartments	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed building is generally consistent with the bulk and scale provisions of the site specific DCP and the future desired character of the locality. Compliance with specific solar 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.***				There are 468 apartments in the development that receive natural cross ventilation. This represents 61% of the number of apartments in the development.

Requirement	Yes	No	N/A	Comment
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	☒	☐	☐	
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	☐	☐	☒	
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 ▪ To provide visual and acoustic privacy for residents in new development and in any existing development ▪ To control overshadowing of adjacent properties and private or shared open space ▪ To allow for the provision of open space of suitable size and proportions for recreational use by building occupants ▪ To provide open space areas within blocks for landscaping, including tree planting, where site conditions allow	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the Building Separation objectives as appropriate spacing and visual and acoustic privacy is provided between building towers, a consolidated and landscaped area of communal open space is provided.
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 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 compliance with this requirement. This has been discussed previously under the RFDC and is considered to be generally consistent with SEPP 65.
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				The proposed development is consistent with the Street Setback objectives as setbacks are provided in accordance with the requirements of cl. 5.3.4 (i) of the HBWDCP as discussed above.

Requirement	Yes	No	N/A	Comment
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. Objectives As defined in Section 3.4.6 and 3.4.7 of the Plan. ▪ Ensure that towers exhibit high quality design. Performance Criteria i. Create a more urban character for buildings in Precinct B and C up to Burroway Road by providing a minimum 2.5 metre setback. ii. Permit a zero setback on ground floor and up to 4 storeys in association with retail, commercial or community uses iii. Optimise amenity and comfort within the public domain by designing the forms and articulation of towers and associated buildings so as to: - minimise the generation of wind effects at ground level; - provide a sense of scale, enclosure and continuity that will enhance the pedestrian environment; - support an animated and attractive public domain through a suitable interface and transition with its adjoining building uses, entrances, openings, 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.	☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	Zero setback proposed at various street frontages including Footbridge Boulevard and Wentworth Place at ground level, 2.5 metres from level 1 onwards. Minimum 1.5 to 2.5m setback provided from Wentworth Place, Footbridge Boulevard, Waterways Street and Burroway Road. The proposed development is consistent with the Building Articulation objectives as private open spaces in the form of balconies/winter gardens and courtyard terraces are used to modulate elevations, provide casual surveillance of public areas and provide residents with external access to views, sunlight and breezes.
Part 4 Detailed Design Guidelines				
4.1 Site Configuration				
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				

Requirement	Yes	No	N/A	Comment
i. 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 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 report which require the soil to remain capped to avoid direct contact.** **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 this control is not considered to be applicable in this instance.** **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.**
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	☒	☐	☐	
iii. Optimise the extent of deep soil zones beyond the site boundaries by locating them contiguous with the deep soil zones of adjacent properties	☒	☐	☐	
iv. Promote landscape health by supporting a rich variety of vegetation type and size	☒	☐	☐	
v. Increase the permeability of paved areas by limiting the area of paving and/or using pervious paving materials	☒	☐	☐	
4.1.2 Fences and Walls Objectives ▪ To define the edges between public and private land	☒	☐	☐	The proposed development is considered to be consistent with the fences and walls objectives as suitable barriers between the public and private areas are proposed in the form of low-level walls and landscaping.
▪ 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	☒	☐	☐	
4.1.2 Fences and Walls Performance Criteria i. 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	☒	☐	☐	The proposed development provides low-level boundary walls behind a landscape buffer to ground-floor apartments to clearly delineate between public and private spaces. The proposed fencing will provide visual privacy to apartments while also creating a sense of overlooking and casual surveillance of public areas.
▪ limiting the length and height of retaining walls along street frontages	☒	☐	☐	
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 domain by: ▪ avoiding the use of continuous lengths of blank walls at street level	☒	☐	☐	
▪ 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	☒	☐	☐	
▪ where sub basement car parking creates a raised terrace (up to	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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 transparent				
iv. Select durable materials, which are easily cleaned and are graffiti resistant	☒	☐	☐	
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	☒	☐	☐	The proposed development is considered to be consistent with the Landscape Design objectives as suitable landscaping is to be used to soften the impact of the built form on surrounding streetscapes and within the internal courtyard, provide habitats and visual privacy to ground floor apartments.
▪ To provide habitat for native indigenous plants and animals	☒	☐	☐	
▪ To improve stormwater quality and reduce quantity	☒	☐	☐	
▪ To improve the microclimate and solar performance within the development	☒	☐	☐	
▪ To improve urban air quality	☒	☐	☐	
▪ To provide a pleasant outlook	☒	☐	☐	
4.1.3 Landscape Design Performance Criteria				
i. Improve the amenity of open space with landscape design which:				
▪ provides appropriate shade from trees or structures	☒	☐	☐	A landscape plan, prepared by a suitably qualified consultant, is submitted with the application. The plan identifies relevant landscaping elements to soften the built form, contribute to streetscape and provide for natural screening and shading. Further sufficient soil depths are provided to suit the scale of landscaping to be used in different areas.
▪ provides accessible routes through the space and between 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	☐	☐	☒	
ii. 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	☒	☐	☐	
iii. Improve the energy and solar 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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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 with native vegetation, species selection as per Sydney Olympic Park Parklands 2020 & Plan of Management- enhancing habitat and ecology	☒	☐	☐	
▪ retaining and incorporating trees, shrubs and ground covers endemic to the area, where appropriate	☒	☐	☐	
▪ retaining and incorporating changes of level, visual markers, views and any significant site elements	☒	☐	☐	
v. 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 above paving slabs to enable growth of mature trees	☒	☐	☐	
vii. Minimise maintenance by using robust landscape elements	☒	☐	☐	
viii. See 4.1.5 Planting on structures for minimum soil depths on roofs for trees, shrubs and groundcover planting	☒	☐	☐	
4.1.4 Private Open Space Objectives				The proposed development is considered to be consistent with the Private Open Space objectives as all apartments are provided with areas of private open space in the form of terraces, balconies, rear courtyards and consolidated areas of communal open space (central courtyard)
▪ To provide residents with passive and active recreational opportunities	☒	☐	☐	
▪ To provide an area on site that enables soft landscaping and deep soil planting	☒	☐	☐	
▪ To ensure that communal open space is consolidated, configured and designed to be useable and attractive	☒	☐	☐	
▪ To provide a pleasant outlook	☒	☐	☐	
4.1.4 Private Open Space Performance Criteria				The combined common open space proposed for Block E at level 7 is 2579 sqm (excluding roads and retail shopping areas) representing 20% of the site. This is considered to be acceptable as all apartments are provided with their own private open space either in the form of a balcony and/or courtyard.
i. Provide communal open space at a minimum of 25 percent of the site area (excluding roads). Where developments are unable to achieve the recommended communal open space, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
ii. ***Amended by 5.3.5 – General Provisions of HBW DCP Amendment 1 as follows: Private Open Space performance criteria in that a podium may also contain parking.***	☒	☐	☐	
iii. Facilitate the use of communal open space for the desired range of activities by:	☒	☐	☐	
▪ locating it in relation to buildings to optimise solar access to apartments	☒	☐	☐	
▪ consolidating open space on the site into recognisable areas with reasonable space, facilities and landscape	☒	☐	☐	
▪ designing size and dimensions to allow for the 'program' of uses it will contain	☒	☐	☐	
▪ minimising overshadowing	☒	☐	☐	
▪ carefully locating ventilation duct outlets from basement car parks	☒	☐	☐	
iv. ***Amended by 5.3.5 – General Provisions of HBW DCP Amendment 1 as follows: so as to require the same amount of private open space at ground level as would be required for a balcony if the apartment was above ground level.***	☒	☐	☐	
v. Provide private open space for each apartment capable of enhancing residential amenity, in the form of:- balcony, deck, terrace, garden, yard, courtyard and/or roof terrace. Where the primary private open space is a balcony, see Balconies	☒	☐	☐	All apartments are provided with at least 1 area of private open space. These include terraces, balconies/ winter gardens or courtyards and increase the level of residential amenity. Private open spaces are positioned to optimise solar access, views of surrounding parklands and waterways and assist to provide visual privacy between apartments.
vi. Locate open space to increase the potential for residential amenity by designing apartment 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	☒	☐	☐	
v. Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area	☒	☐	☐	
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 sufficient soil depth is provided above the parking level podium to allow communal open space areas to incorporate landscape plantings and trees.
▪ To encourage the establishment and healthy growth of trees in urban areas	☒	☐	☐	
4.1.5 Planting of Structures Performance Criteria				
i. Design for optimum conditions for				

Requirement	Yes	No	N/A	Comment
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 drainage	☒	☐	☐	The depth of soil within the central communal open space area (above ground level podium) is to be approximately dimensioned to support the type of vegetation proposed. Therefore, sufficient planting conditions will be provided for a range of tree sizes, shrubs and ground covers. A soil depth of 1500 to 2000mm is proposed that can accommodate trees of 100L.
ii. Design planters to support the appropriate soil depth and plant selection by: ▪ ensuring planter proportions accommodate the largest volume of soil possible and minimum soil depths of 1.5 metres to ensure tree growth ▪ providing square or rectangular 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, 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 maturity) o minimum soil volume 150 cubic metres o minimum soil depth 1.3 metre o minimum soil area 10 metre x 10 metre area or equivalent ▪ Medium trees (8 metre canopy diameter at maturity) o minimum soil volume 35 cubic metres o minimum soil depth 1 metre o approximate soil area 6 metre x 6 metre or equivalent ▪ Small trees (4 metre canopy diameter at maturity) o minimum soil volume 9 cubic metres o minimum soil depth 800mm o approximate soil area 3.5 metre x 3.5 metre or equivalent ▪ Shrubs o minimum soil depths 500-600mm ▪ Ground cover o minimum soil depths 300-	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	

Requirement	Yes	No	N/A	Comment
450mm ▪ Turf o minimum soil depths 100-300mm	☒ ☒	☐ ☐	☐ ☐	
Stormwater Management Objectives ▪ To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of the Parramatta River, Homebush Bay and associated waterways ▪ To preserve existing topographic and natural features, including watercourses and wetlands ▪ To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity	☒ ☐ ☒	☐ ☐ ☐	☐ ☒ ☐	The development application was referred to Council's Development Engineer for comment who has raised no objection to the development application and works sought.
Stormwater Management Performance Criteria i. 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 ii. Optimise deep soil zones. All development must address the potential for deep soil zones (see Deep Soil Zones) iii. 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 iv. Protect stormwater quality by providing for: ▪ sediment filters, traps or basins for hard surfaces ▪ treatment of stormwater collected in sediment traps on soils containing dispersive clays 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	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	The development application was referred to Council's Development Engineer for comment who has advised that the development is satisfactory subject to conditions.

Requirement	Yes	No	N/A	Comment
at non-erosive velocities				
4.1.7 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	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is consistent with the Wind objectives. A report prepared by SLR Global Environmental solutions, ref. 610.14519-R1 dated 9 December 2014 has been submitted to assess wind mitigation. A natural ventilation assessment study 610.14519-R2 dated 10 December 2014 has also been provided to assess the impact of wind velocity on the apartments. Both reports are considered satisfactory.
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 whole Homebush Bay area, including the disturbance of aquatic sediments	☒ ☒	☐ ☐	☐ ☐	Refer to SEPP 55 assessment above. Relevant investigations have been carried out and reports prepared. An interim advice for the SAS has been provided and appropriate conditions will be imposed 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 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	☒ ☒	☐ ☐	☐ ☐	

Requirement	Yes	No	N/A	Comment
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	☐	☐	☒	
4.1.9 Electro-Magnetic Radiation Objectives ▪ To enable development of the Homebush Bay West precinct for residential, commercial, recreational and community uses ▪ To recognise the issues associated with continued use of the site for AM radio broadcasting	☒ ☒	☐ ☐	☐ ☐	The proposed development is consistent with the Electro-magnetic Radiation objectives as it has previously been deemed suitable for residential purposes.
4.1.9 Electro-Magnetic Radiation Performance Criteria i. Applicants are required to demonstrate that development proposals have carefully considered 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	☒ ☒	☐ ☐	☐ ☐	Based on a report issued by Radhaz, the AM radio tower at Sydney Olympic Park does not pose a health risk to residents. 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 ▪ To contribute to the safety of the public domain	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the Safety and Security objectives 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.
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 ii. Reinforce the development boundary to strengthen the distinction between	☒ ☒	☐ ☐	☐ ☐	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. As mentioned above, suitable

Requirement	Yes	No	N/A	Comment
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				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	☒	☐	☐	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 and functionality, internally, direct and convenient access ways from parking levels to the building are proposed.
▪ providing clear lines of sight between entrances, foyers and the street	☒	☐	☐	
▪ providing direct entry to ground level apartments from the street 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	☒	☐	☐	
iv. Improve the opportunities for casual surveillance by:				
▪ orienting living areas with views over public or communal open spaces, where possible	☒	☐	☐	Fencing and balustrades to private open spaces areas are to consist of transparent elements to ensure an appropriate level of casual surveillance of public areas is achieved. Living areas and private open spaces are orientated to outdoor space and allow for casual overlooking of communal/public areas.
▪ using bay windows and balconies, which protrude beyond the building line and enable a wider angle of vision to the street	☒	☐	☐	
▪ using corner windows, which provide oblique views of the street	☒	☐	☐	
▪ avoiding high walls around and parking structures which obstruct 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 carparks, along corridors and walkways	☒	☐	☐	Additional setbacks and open forecourts are provided near communal entries to avoid opportunities for concealment.
▪ 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 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

Requirement	Yes	No	N/A	Comment
buildings ▪ separating the residential component of a development's car parking from any other building use and controlling car park access from public and common areas ▪ providing direct and secure 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	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	between private open spaces and an intercom system to access pedestrian and vehicular access ways is to be provided to all apartments.
4.2.2 Visual Privacy Objectives ▪ To provide reasonable levels of visual privacy externally and internally, during the day and at night ▪ To maximise outlook and views to the public domain from principal rooms and private open spaces without compromising visual privacy	☒ ☒	☐ ☐	☐ ☐	The proposed development is generally considered to be consistent with the visual privacy objectives as outlook of open space is maximised where 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 ▪ employing appropriate rear and site setbacks ii. Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: ▪ locating 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 (see Ground Floor Apartments 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	 ☒ ☒ ☒ ☒ ☒ ☒	 ☐ ☐ ☐ ☐ ☐ ☐	 ☐ ☐ ☐ ☐ ☐ ☐	Building separation, locations of windows and private open spaces and the use of privacy screening, blade walls and louvers contribute to maximising visual privacy between apartments.

Requirement	Yes	No	N/A	Comment
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 and building facade design	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	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.
4.3.1 Building Entry Performance Criteria i. 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—main entry plus private ground floor apartment entries—where it is desirable to activate the street edge or reinforce a rhythm or entry along a street ii. Provide as direct a physical and visual connection as possible between the street and the entry iii. Achieve clear lines of transition between the public street, the shared private, circulation spaces and the apartment unit iv. Ensure equal access for all v. 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 in a mixed-use development ▪ ground floor apartments, where applicable (see Ground Floor Apartments) vii. Design entries and associated circulation space of an adequate size to allow movement of furniture between public and private spaces	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Multiple communal entries are to be provided, which integrate with the public domain through the provision of forecourt areas with feature paving and landscaping. Entry foyers are spacious, feature glazing for clear sight lines and will be secured with resident-access locked doors. Separate entries for pedestrians and vehicles are provided and ground-floor apartments have individual entries direct from the adjoining street to private open spaces.

Requirement	Yes	No	N/A	Comment
viii. 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 Parking Objectives ▪ 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 builder's users and visitors, depending on building type and proximity to public transport ▪ To integrate the location and design of car parking with the design of the site and the building	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is 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 which do not impact upon the aesthetic design of the building. Further, the site is well positioned in relation to existing public transport links.
4.3.2 Parking Performance Criteria i. 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 accommodate car parking.	☒	☐	☐	The proposed development is generally consistent with the parking requirements adopted by this DCP.
ii. Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant	☐	☐	☒	Visitor parking provided at an acceptable rate in accordance with HBW DCP amendment no. 1.
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 basement car parking widths	☒	☐	☐	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. A basement podium does not protrude more than 1.2 metres above ground level	☒	☐	☐	
v. Where above ground enclosed parking cannot be avoided, ensure the design of the development mitigates any negative impact on	☐	☐	☒	

	Requirement	Yes	No	N/A	Comment
	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				
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 is provided within the parking levels which 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 ▪ 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	☒	☐	☐	There are 1546 car parking spaces in total to be provided for the development. Of the 1546 parking spaces, 984 spaces are provided for use for residential and visitors including disabled spaces and the remaining 562 spaces for commercial/retail. In general, the development requires a minimum number of 1099 spaces being 768 spaces for the residents (based on the minimum requirement of 1 space per dwelling unit), 64 spaces for visitor use (based on the parking rate of 1 space per 12 dwellings) and 267 spaces for commercial (based on 1 space per 40sqm). The development of Block E provides in excess of the minimum requirements to service the demand.
viii.	Non-residential parking controls for Precinct A are excluded from this DCP and addressed through the precinct masterplan				
ix.	Provide car parking for convenience retail as follows: ▪ employees: 2 spaces per tenancy	☒	☐	☐	
	▪ patrons: gross floor area under 100m2 - managed on-street parking; gross floor area over 100m2 - 1 space per 40m^2	☒	☐	☐	
x.	Provide car parking for cafes and restaurants as follows: ▪ employees: 2 spaces per tenancy ▪ patrons: 15 spaces per 100m^2 (as per RTA Traffic Generating Guidelines) ▪ this may be a combination of on-street and on-site parking if appropriate management arrangements are agreed with the consent authority and/or Auburn Council	☒	☐	☐	
xi.	Provide 1 car parking space per 60 sq.m gross leasable floor area of commercial office development	☐	☐	☒	Bicycle storage areas are shown on the plans within the parking levels and are suitably accessible. Bicycle racks which can accommodate a total of 242 spaces is being provided and a total of 59 motorbike spaces is also being provided for the development.
xii.	Provide motorbike parking at the rate of 1 space per 25 car parking spaces	☐	☒	☐	
xiii.	Provide secure bicycle parking in all residential developments in accordance with these requirements: ▪ Studio - none				

Requirement	Yes	No	N/A	Comment
▪ 1 bed - none ▪ 2 bed - 0.5 spaces/dwelling ▪ 3 bed - 0.5 spaces/dwelling ▪ Visitors - 1 per 15 dwellings xiv. Provide bicycle parking for commercial office development at the rate of: ▪ 1 bicycle space per 300m^2 gross leasable floor area ▪ 1 visitor space per 2500m^2 of gross leasable floor area	☐	☐	☒	
4.3.3 Pedestrian Access Objectives ▪ 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 strollers and wheelchairs and people with bicycles are able to reach and enter their apartment and use communal areas via minimum grade ramps, paths, access ways or lifts	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the Pedestrian Access objectives as barrier free communal entries are provided to access cores of all units.
4.3.3 Pedestrian Access Performance Criteria i. Utilise the site and its planning to optimise accessibility to the development ii. Separate and clearly distinguish between pedestrian accessways and vehicle accessways iii. Consider the provision of public through-site pedestrian accessways in large development sites 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 v. Promote equity by: ▪ ensuring the main building entrance is accessible for all from the street and from car parking areas ▪ integrating ramps into the overall building and landscape design vi. Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space vii. Provide barrier free access to at least 20 percent of dwellings in the development viii. Demonstrate that adaptable apartments can be converted	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	A majority of the apartments on Level one have individual entries from the road ways. There are 162 adaptable apartments within the development representing 21% of the total number of apartments. Access via the lifts is included; 583 apartments (76%) achieve barrier free access without significant barriers. Vehicle and pedestrian entries are well defined.
4.3.4 Vehicle Access Objectives ▪ To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety ▪ To encourage the active use of street frontages	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the Vehicle Access objectives.
4.3.4 Vehicle Access Performance Criteria i. Vehicular access is discouraged from Hill Road and from major east-west	☒	☐	☐	Vehicle access way is to be provided from the southern side of the building

Requirement	Yes	No	N/A	Comment
streets. Access is to be provided from secondary streets where possible				complex being Half Street.
ii. Ensure that pedestrian safety is 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 devices; separating and clearly distinguishing between pedestrian and vehicular accessways	☒	☐	☐	**The proposed two way traffic driveway is approximately 13.5 metres wide inclusive of the median strip. A variation is considered to be acceptable given the scale of the development proposed. A median strip separates the vehicle entry and exit travel path which necessitates a slightly wider driveway.**
iii. Ensure adequate separation distances between vehicular entries and street intersections	☒	☐	☐	There are two vehicle access points into the building both located on the southern side via Half Street. One access is provided solely for residential with two way traffic into the car parking levels and the other separate access is provided for truck access, loading and garbage collection services.
iv. Optimise the opportunities for active street frontages and streetscape design by:				
▪ making vehicle access points as narrow as possible	☒	☐	☐	
▪ consolidating vehicle access within sites under single body corporate ownership	☒	☐	☐	
▪ locating car park entry and access from secondary streets and lanes	☒	☐	☐	
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	☒	☐	☐	
▪ setting back or recessing car park entries from the main facade line	☐	☒	☐	The vehicle entries are integrated into the elevation and materials and finishes used to reduce the impact rather than highlight the opening.
▪ providing security doors to carpark entries to avoid blank '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 building services are concealed	☐	☐	☐	Service areas such as garbage storage (within specific rooms) and loading spaces are contained within the parking levels separated by separate vehicle access way via Half Street.
▪ returning the façade material into the carpark entry recess for the extent visible from the street as a minimum	☐	☐	☒	
4.4 Building Configuration				
4.4.1 Apartment Layout Objectives				
▪ To ensure that apartment layouts are efficient and provide high standards of residential amenity.	☒	☐	☐	The proposed development is considered to be consistent with the Apartment Layout objectives as layouts are suitably sized and the living areas are orientated to maximise solar access and aspect.
▪ To maximise the environmental performance of apartments.	☒	☐	☐	
4.4.1 Apartment Layout Performance Criteria				
i. Provide apartments with the following amenity standards as a minimum:				
▪ single-aspect apartments are limited in depth to 8 metres	☒	☐	☐	Given the design of the development proposed, all units either face the
▪ the back of a kitchen is no more				

Requirement	Yes	No	N/A	Comment
than 8 metres from a window	☒	☐	☐	north, east or west and dual aspect apartments are maximised where possible. There are no single southeast or southwest facing apartments.
▪ The width of cross-over or cross-through apartments over 15 metres deep is 4 metres or greater to avoid deep narrow apartment layouts	☒	☐	☐	
ii. Ensure apartment layouts are resilient and adaptable over time, for example by:				
▪ accommodating a variety of furniture arrangements	☒	☐	☐	Every apartment is provided with a balcony/winter garden or terrace attached to their main living rooms. The apartments on ground level and level one facing the common area are provided with courtyard space with good connections to their living spaces. The main living areas of apartments face the street or the internal courtyard depending on aspect. 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.
▪ providing for a range of activities and privacy levels between different spaces within the apartment	☒	☐	☐	
▪ utilising flexible room sizes and proportions or open plans	☒	☐	☐	
▪ ensuring circulation by stairs, corridors and through rooms is planned as efficiently as 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 apartment	☒	☐	☐	
▪ orienting main living spaces 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 the buildings, thereby maximising the number of rooms with windows	☒	☐	☐	
iv. 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; shallow, single-aspect apartments;	☒	☐	☐	
v. Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway or entry space	☒	☐	☐	
vi. Include adequate storage space in apartment	☒	☐	☐	
vii. Ensure apartment layouts and dimensions facilitate furniture removal and placement				

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	☒ ☒	☐ ☐	☐ ☐	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 i. Provide a variety of apartment types between studio-, one-, two-, three- and three plus-bedroom apartments	☒	☐	☐	There is a range of apartment types and sizes provided across every floor of the development. • Studio = 6 (1%) • 1 bed = 182 (84%) • 1 bed + study = 318 (41%). • 2 bed = 169 (22%) • 2 bed + study = 87 (11%). • 3 bed = 5 (1%) • 4 bed = 1 (0%) Total = 768 (100%)
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 at ground level which is considered adequate.**
iii. Optimise the number of accessible and adaptable apartments. See 4.4.5 Flexibility	☒	☐	☐	There are 162 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 ▪ 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	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	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 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 of 12% of the dwelling floor space	☒	☐	☐	All apartments feature private open space areas in the form of a terrace, courtyard space or a balcony with access from the living spaces.
ii. Primary balconies for one-bedroom apartments are to have a minimum depth of 2 metres and a minimum area of 8 m^2**.** Primary balconies for two and three bedroom apartments are to have a minimum depth of 2.4 metres and a minimum area of 10m^2. ▪ Developments which seek to vary from the minimum standards must provide scale plans of balcony with furniture layout to confirm adequate, useable space	☒ ☐	☐ ☐	☐ ☒	Proposal complies with this requirement. Floor space area compliance schedule which includes courtyard/balconies areas are provided to demonstrate compliance with this requirement.

Requirement	Yes	No	N/A	Comment
iii. Primary balconies are to be: ▪ 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 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: ▪ 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 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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
▪ detailing balustrades and providing screening from the public, for example, for a person seated 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 ▪ 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	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the 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 residential, retail or commercial to promote future flexibility of use	☒	☐	☐	Varying floor to ceiling heights are proposed at different sections of the building complex. Ground floor (level 3): 5.7m First floor (level 2): 4.2m Second floor to twenty-fifth floor (level 2 to 27): 3.1m
▪ 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	☐	☐	☒	
▪ for two-storey units with a two storey void space, 2.4 metre minimum	☐	☐	☒	
ii. Double height spaces with mezzanines count as two storeys	☐	☐	☒	
iii. Use ceiling design to:				
▪ 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	☒	☐	☐	
▪ enable well proportioned rooms: for example, smaller rooms often feel larger and more spacious	☒	☐	☐	BASIX certificates have been provided for the development which dictate

Requirement	Yes	No	N/A	Comment
when ceilings are higher ▪ maximise heights in habitable rooms by stacking wet areas from floor to floor. This ensures 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	☒	☐	☐	sustainability measures and comfort details for individual apartments.
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 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 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 ▪ To promote 'long life loose fit' buildings, which can accommodate whole or partial change of use ▪ To encourage adaptive re-use ▪ To save the embodied energy expended in building demolition	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the Flexibility objectives as layouts promote changes to furniture arrangement and suitable number can be adapted to the changing needs of residents.
4.4.5 Flexibility Performance Criteria i. 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.
ii. Provide a multi-use space with kitchenette within each development to be available for the use of residents	☐	☐	☒	A multi-use community room is proposed within the development.

Requirement	Yes	No	N/A	Comment
iii. Provide apartment layouts which accommodate the changing use of rooms. Design solutions may include:- windows in all habitable rooms as many non-habitable rooms 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	☒	☐	☐	Apartment layout provides for basic changes to internal configuration.
iv. 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 amalgamated	☒	☐	☐	
v. Design all commercial / retail components of mixed use buildings to comply with AS1428-2001	☐	☐	☒	There are 162 adaptable apartments within the development representing 21% of the total number of apartments.
vi. Promote accessibility and adaptability by:				
▪ providing a minimum of 20% of all apartments that comply with AS4299-1995 Adaptable housing Class B	☒	☐	☐	
▪ providing a minimum of 75% visitable apartments within each development; that is, where the living room is accessible	☒	☐	☐	
▪ optimising pedestrian mobility and access to communal private space	☒	☐	☐	
▪ designing developments to meet AS3661 Slip-Resistant Surface Standard for pedestrian areas	☒	☐	☐	
▪ ensuring wheelchair accessibility between designated dwellings, the street and all common facilities	☒	☐	☐	
4.4.6 Ground Floor Apartments Objectives				
▪ To contribute to residential streetscape character and to create active safe streets	☒	☐	☐	The proposed development is considered to be consistent with the Ground Floor Apartment objectives as a range of ground floor apartments mixed with commercial/retail components and an open public plaza is proposed which contribute to an active streetscape.
▪ To increase the housing and lifestyle choices available in apartment buildings	☒	☐	☐	
▪ To ensure that ground floor apartments achieve good amenity	☒	☐	☐	
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:-	☒	☐	☐	All ground-floor apartments are setback and are utilised for generally substantial private terraces accessible from internal living areas, bounded by fencing and landscaping which provides sufficient visual privacy.

Requirement	Yes	No	N/A	Comment
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 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 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 denser areas by:				
▪ providing higher ceilings and taller windows	☒	☐	☐	
▪ choosing trees and shrubs which provide solar access in winter and shade in summer	☒	☐	☐	
4.4.7 Home Offices Objectives				
▪ To promote economic growth in the town centre	☐	☐	☒	The building complex is designated for residential use with no additional use components. It will be possible for a home occupation in any of the apartments but this would be a matter for consideration if and when required.
▪ To promote an active and safe neighbourhood by promoting 24 hour use of the area	☐	☐	☒	
▪ To promote transport initiatives by reducing travel time and cost, which in turn creates a cleaner environment	☐	☐	☒	
▪ To enable tax deduction advantages by clearly identifying a home business area	☐	☐	☒	
▪ To promote casual surveillance of the street	☐	☐	☒	
▪ To promote opportunities for less mobile people to make economic progress	☐	☐	☒	
▪ To promote a diverse workforce in terms of age and mobility, as well as people from culturally and linguistically diverse backgrounds	☐	☐	☒	
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 rather than for formal home offices.
ii. Home offices are to have no traffic or parking implications on the neighbourhood/street	☐	☐	☒	
iii. Home offices are to seek to minimise	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
conflict with domestic activities iv. Home offices are to have the flexibility of being able to convert to become part of the residence	☐	☐	☒	
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, such as dual aspect apartments ▪ To contribute positively to the form and articulation of building facade and its relationship to the urban environment ▪ To create safe and pleasant spaces for the circulation of people and their personal possessions ▪ To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the Internal Circulation objectives as spacious access hallways and apartments are provided.
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 lifts and apartment entry doors ▪ providing appropriate levels of lighting, including the use of natural daylight, where possible ▪ minimising corridor lengths to give short, clear sight lines ▪ avoiding tight corners ▪ providing legible signage noting apartment numbers, common areas and general directional finding	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	Corridors, foyers and hallways have adequate lighting, appropriate widths and good view lines to promote safety and movement of residents and their belongings.

Requirement	Yes	No	N/A	Comment
▪ providing adequate ventilation 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 points, and give more articulation to the facade ▪ limiting the number of units off a circulation core on a single level iii. ***Amended by HBW DCP – Amendment 1 as follows: Where the minimum number of apartments off a corridor may be greater than eight within a tower form***: ▪ 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 iv. Articulate longer corridors. Design solutions may include:- changing the direction or width of a corridor; 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	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	There are two main pedestrian access points into the building with one on the eastern side and the other on the western side. The southern curtilage is retained for the services and vehicle access. The number of apartments per corridor/lift core exceeds 8 in some instances; however a satisfactory design solution is achieved in which the corridors are provided with glazed elements where possible to permit light penetration. Further new provisions under the HBWDCP amendment 1, permits the exceedance.
4.4.9 Storage Objectives ▪ To provide adequate storage for everyday household items within easy access of the apartment ▪ To provide storage for sporting, leisure, fitness and hobby equipment	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the Storage objectives as adequate areas of storage are provided or capable of being provided to each apartment, whether internally or within the parking levels.
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 - $6m^3$ ▪ 1-bed - $6m^3$ ▪ 2-bed – $8m^3$ ▪ 3 and 3+ bed - $10m^3$ ▪ This storage is to be excluded from FSR calculations ii. Locate storage conveniently for	☒	☐	☐	Apartments are to have varying levels of storage areas. However, the storage space per unit varies. A matrix schedule and supporting plans have been provided showing: • 1 Br = min. 3 cubic metres • 2 Br = min. 4 cubic metres • 3 Br = min. 5 cubic metres And the various levels of parking provide storage cages to compensate for 50% of each apartments required storage space. This is considered to be satisfactory to demonstrate compliance. A condition will also be imposed to ensure compliance. This is considered to be satisfactory to demonstrate compliance.

Requirement	Yes	No	N/A	Comment
apartments. Options include providing:- ▪ 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 ▪ dedicated storage rooms on each floor within the development, which can be 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	☒	☐	☐	Secure bicycle storage spaces and chained storage spaces are provided within the car parking levels.
iv. Ensure that storage separated from apartments is secure for individual use	☒	☐	☐	
v. 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	☒	☐	☐	
vi. Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces.	☒	☐	☐	
4.5 Building Amenity				
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 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 o 18m between habitable rooms/balconies o 13m between habitable rooms/balconies and non-	☒ ☒	☐ ☐	☐ ☐	The proposal achieves compliance with this requirement as discussed previously. A minimum of 20m is provided between the two residential towers.

Requirement	Yes	No	N/A	Comment
habitable rooms ○ 9m between non-habitable rooms	☒	☐	☐	
iii. Arrange apartments within a development to minimise noise transition between flats by: ▪ locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms with living 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 ▪ minimising the amount of party (shared) walls with other apartments	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	This is achieved where possible Like use rooms of apartments and neighbouring apartments are grouped to avoid noise disturbance between apartments as much as 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	☒	☐	☐	
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	☒	☐	☐	
vi. Reduce noise transmission from common corridors or outside the building by providing seals at entry doors	☒	☐	☐	Two Acoustic Reports have been submitted with the application to address the residential and retail component of the impacts associated with the development. The 2 separate reports are prepared by: For residential: 1. Acoustic Logic Consultancy Pty Ltd, dated 14/10/14, Revision 0, report reference 20141163.1/1410A/RO/JR, and; For retail: 2. WSP Acoustic Consultants, dated 10/12/14, reference ACG1413800. Both reports provide Acoustic criteria and recommended construction methods for the complex.
vii. Provide a detailed noise and vibration impact assessment report for residential buildings affected by surrounding uses.	☒	☐	☐	
4.5.2 Daylight Access Objectives ▪ To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential development ▪ To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours. ▪ To provide residents with the ability to adjust the quantity of daylight to suit their needs.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is considered to be generally consistent with the Daylight Access objectives as the orientation of living areas allows for daylight infiltration.

Requirement	Yes	No	N/A	Comment
4.5.2 Daylight Access Performance Criteria				
i. Orient new residential flat development to optimise northern aspect	☒	☐	☐	The applicant has stated that buildings have been orientated to maximise solar access.
ii. 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	☐	☐	☒	
iii. Amended by HBW DCP – Amendment 1 as follows: in that 70% if apartments meet the 2 hour solar access criteria as per the Residential Flat Design Code.	☒	☐	☐	As shown on the revised architectural drawings, 537 apartments, representing 76%; 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	☐	☒	☐	Given the design of the development proposed, all units either face the north, east or west and dual aspect apartments are maximised where possible. There are no single southeast or southwest facing apartments.
iv. Design for shading and glare control, particularly in summer, by:				
▪ using shading devices, such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting	☒	☐	☐	Overhanging balconies are proposed to provide shading to private open spaces.
▪ 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	☒	☐	☐	
▪ avoiding reflective films	☒	☐	☐	
▪ using a glass reflectance below 20 percent	☒	☐	☐	
▪ considering reduced tint glass	☒	☐	☐	
v. 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 separation	☒	☐	☐	
vi. Amended by HBW DCP – Amendment 1 as follows: in that the amount of overshadowing of the public domain (excluding streets) and communal open space as referred, has regard to unavoidable shadowing from tower forms during these times and the means for alternate solar access in the locality.	☐	☐	☒	
vii. Shadow diagrams showing the impact of a proposal on adjacent	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
residential developments and their private open space will be required.				
4.5.3 Natural Ventilation 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 ▪ To provide natural ventilation in non habitable rooms, where possible ▪ To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is considered to be consistent with the Natural Ventilation objectives as all habitable rooms, and where possible non-habitable rooms, have sufficient openings for ventilation and BASIX commitments dictate energy consumption requirements.
4.5.3 Natural Ventilation Performance Criteria i. Plan the site to promote and guide natural breezes by: ▪ orienting buildings to maximise the use of prevailing winds ▪ locating vegetation to direct breezes and cool air as it flows across the site ▪ selecting planting or trees that do not inhibit airflow	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The building and apartment layouts are designed to maximise natural ventilation through the use of open-plan living areas.
ii. Limit residential building depth to 18 metres glass line to line to support natural ventilation	☐	☒	☐	**A variation is identified specific to building depth which has previously been addressed and considered to be acceptable. In addition, amendment 1 to HBW DCP under section 5.3.5 (iii) permits building depths to be greater than 18 metres glass line to glass line.**
iii. Utilise the building layout and section to increase potential for natural ventilation, by: ▪ providing dual aspect apartments, eg. cross through and corner apartments ▪ facilitating convective currents by designing units which draw cool air in at lower levels and allow warm air to escape at higher levels, for example, maisonette apartments and two-storey apartments	☒ ☒	☐ ☐	☐ ☐	
iv. Amended by HBW DCP – Amendment 1 as follows: in that the minimum may be exceeded for percentage of apartments above 8 storeys given the different air movement characteristics.	☒	☐	☐	
v. A minimum of 25% of kitchens within a development are to be naturally ventilated	☒	☐	☐	The residential towers achieve satisfactory daylight and natural ventilation given the orientation of the site. It is identified that 497 apartments are cross ventilated which represents 71% of the total number of apartments within the development.
vi. Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. Design solutions may include:- locating small windows on the windward side and larger windows on the leeward side of the building thereby utilising air pressure to draw air through the apartment; using higher level casement or sash windows, clerestory windows or operable fanlight windows—including above internal doors—to facilitate convective currents. This is particularly important in apartments with only one aspect; selecting windows which occupants can reconfigure to funnel breezes into the	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	

Requirement	Yes	No	N/A	Comment
apartment, like vertical d, casement windows and externally opening doors				
vii. Coordinate design for natural ventilation with passive solar design techniques	☒	☐	☐	
viii. Explore innovative technologies to naturally ventilate internal building areas or rooms—such as bathrooms, laundries and underground carparks—for example with stack effect ventilation or solar chimneys	☒	☐	☐	
ix. Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms	☒	☐	☐	
4.6 Building Form				
4.6.1 Awnings and Signage Objectives ▪ To provide shelter for public streets ▪ To support and encourage pedestrian movement associated with retail uses ▪ To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design	☒	☐	☐	The Awnings and Signage Objectives are complied with. Signages' proposed are for business identification purposes only and is consistent with the SEPP 64 requirements.
4.6.1 Awnings and Signage Performance Criteria <u>Awnings</u>				
i. Encourage pedestrian activity on streets by providing awnings to retail strips,	☒	☐	☐	
▪ complement the height, depth and form of the desired character or existing pattern of awnings	☒	☐	☐	
▪ provide sufficient protection for sun and rain	☒	☐	☐	
ii. Contribute to the legibility of the development and amenity of the public domain by locating local awnings over residential building entries	☒	☐	☐	
iii. Enhance safety for pedestrians by providing under-awning lighting	☒	☐	☐	
iv. New awnings are to follow the general alignment of existing awnings in the street	☒	☐	☐	
v. Provide continuous awnings at areas 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 3.2 - 4.2 metres (clear soffit height) and the awning face is to be horizontal	☒	☐	☐	
vii. All awnings are to comply with State				

Requirement	Yes	No	N/A	Comment
Environmental Planning Policy No 64 (SEPP 64) - Advertising and Signage	☒	☐	☐	
<u>Signage</u>				
i. Signage is to be integrated with the design of the development by responding to scale, proportions and architectural detailing	☒	☐	☐	Proposed signs are integrated with the building design.
ii. Signage is to provide clear and legible way-finding for residents and visitors	☒	☐	☐	
iii. Under-awning signage is limited to one sign per residential building plus one sign per commercial or retail tenancy	☒	☐	☐	
iv. Signage on blinds is not permitted	☐	☐	☒	
v. Conceal or integrate the light source to any illuminated signage within the sign	☒	☐	☐	
vi. Illuminated signage is only permitted where it does not compromise residential amenity	☒	☐	☐	
vii. All signage is to comply with State Environmental Planning Policy No 64 (SEPP 64) - Advertising and Signage	☒	☐	☐	
4.6.2.Facade Objectives				
▪ To promote high architectural quality in buildings	☒	☐	☐	The proposed development is considered to be consistent with the Facade objectives as elevations of high architectural design quality which include modulation and articulation are proposed.
▪ 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 facade design	☒	☐	☐	
4.6.2 Façade Performance Criteria				
i. 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	☒	☐	☐	Elevations are provided generally in accordance with scale of the site specific concept plan and the Homebush Bay West Development Control Plan and consist of high quality building elements.
ii. 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	☒	☐	☐	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
and will create different façade profiles; detailing balustrades to reflect the type and location of the 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	☒	☐	☐	
v. Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design	☒	☐	☐	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.
vi. Coordinate security grills/screens, ventilations and carpark entry doors with the overall facade design	☒	☐	☐	
vii. Integrate the design of garage entries with the building facade design, locating them on secondary streets where possible.	☒	☐	☐	
4.6.3 Roof Design Objectives				
▪ To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings	☒	☐	☐	The proposed development is considered to be consistent with the Roof Design objectives as a flat roof with no element which detract from the overall building appearance is proposed.
▪ To integrate the design of the roof into the overall facade, building composition and desired contextual response	☒	☐	☐	
▪ To increase the longevity of the building through weather protection	☒	☐	☐	
4.6.3 Roof Design Performance Criteria				
i. 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	☒	☐	☐	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
detail for residential flat buildings; minimising the expression of roof forms gives prominence to a strong horizontal datum in the adjacent context, such as an existing parapet line; using special roof features ,which relate to the desired character of an area, to express important corners.				
ii. Design the roof to relate to the size 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	☒	☐	☐	
iii. Design roofs to respond to the orientation of the site, for example, by using eaves and skillion roofs to respond to sun access	☒	☐	☐	The service elements are centrally located on the roof space and would not be visible from the street level at close angles.
iv. 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	☒	☐	☐	
v. Support the use of roofs for quality open space in denser urban areas by:				
▪ providing space and appropriate building systems to support the desired landscape design (see Landscape Design and Open Space)	☐	☐	☒	
▪ incorporating shade structures and wind screens to encourage open space use	☐	☐	☒	
▪ ensuring open space is accessible	☐	☐	☒	
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.	☒	☐	☐	
4.7 Building Performance				
4.7.1 Energy Efficiency Objectives				
▪ To reduce the necessity for mechanical heating and cooling	☒	☐	☐	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 reduce reliance on fossil fuels	☒	☐	☐	
▪ To minimise greenhouse gas emissions	☒	☐	☐	
▪ To support and promote renewable energy initiatives	☒	☐	☐	
▪ To use natural climatic advantages of the coastal location such as cooling summer breezes, and exposure to unobstructed winter sunlight	☒	☐	☐	
▪ To provide a suitable environment for proposed uses, having regard to wind impacts and noise	☒	☐	☐	
▪ To ensure that land is geotechnically suitable for development and can be feasibly remediated or any contaminants	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
to a level adequate for the proposed use				
4.7.1 Energy Efficiency Performance Criteria				
i. Incorporate passive solar design techniques to optimise heat storage in winter and heat transfer in summer by:				
▪ maximising thermal mass in floor and walls in northern rooms of dwelling/building	☒	☐	☐	
▪ polishing concrete floors and/or using tiles or timber floors rather than carpets	☒	☐	☐	
▪ limiting the number of single aspect apartments with a southerly aspect (SW–SE) to a maximum of 10 percent of the total units proposed	☒	☐	☐	Given the design of the development proposed, all units either face the north, east or west and dual aspect apartments are maximised where possible. There are no single southeast or southwest facing apartments.
▪ insulating roof/ceiling to R2.0, external walls to R1.0 and the floor—including separation from basement car parking—to R1.0	☒	☐	☐	
▪ minimising the overshadowing of any solar collectors.	☒	☐	☐	
ii. Improve the control of space heating and cooling by:				
▪ designing heating/cooling systems to target only those spaces which require heating or cooling, not the whole apartment	☒	☐	☐	Climate control techniques are found to be satisfactory.
▪ designing apartments so that entries open into lobbies or vestibules and are isolated from living areas by doorways	☒	☐	☐	
▪ allowing for adjustable awnings and blinds to be attached to the outside of windows to keep the heat out in summer	☒	☐	☐	
▪ providing gas bayonets to living areas, where gas is available	☒	☐	☐	
▪ providing reversible ceiling fans for improving air movement in summer and for distributing heated air in winter	☒	☐	☐	
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 to the roof plane	☒	☐	☐	Solar panels are not proposed in this development however they could be installed in future should the need arise.
▪ locating trees where they will not shade existing or planned solar and photovoltaic installations	☒	☐	☐	
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 development and/or individual dwellings	☒	☐	☐	
▪ installing water-saving devices, such as flow regulators, AAA (or higher) rated shower heads and	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
tap aerators v. Reduce reliance on artificial lighting by: ▪ providing a mix of lighting fixtures, including dimmable lighting, to provide for a range of activities in different rooms ▪ designing to allow for different possibilities for lighting the room, for example, low background lighting supplemented by task or effect lighting for use as required ▪ using separate switches for special purpose lighting ▪ using high efficiency lighting, such as compact fluorescent, for common areas ▪ using motion detectors for common areas, lighting doorways and entrances, outdoor security lighting and car parks vi. Maximise the efficiency of household appliances by: ▪ selecting an energy source with minimum greenhouse emissions ▪ installing high efficiency 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 all residential apartments and commercial offices viii. Use the NSW Government's sustainability assessment tool, BASIX, from such time as it is implemented for the residential housing types in the DCP precinct area, as an additional rating system, to be achieved to 80% of all residential apartments	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	These are addressed by the BASIX Certificates issued for the development. This is addressed under the heading "State Environmental Planning Policy - BASIX" described earlier in the report.
4.7.2 Maintenance Objectives ▪ 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.
4.7.2 Maintenance Performance Criteria i. Design windows to enable cleaning from inside the building, where possible ii. Select manually operated systems, such as blinds, sunshades, pergolas and curtains in preference to mechanical systems iii. Incorporate and integrate building maintenance systems into the design of the building form, roof and facade	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	This is possible in most instances but this is part of the day to day maintenance of the complex by the Strata manager. Many passive features are incorporated such as sun shades, overhanging balconies, pergolas and

Requirement	Yes	No	N/A	Comment
iv. Select durable materials, which are easily cleaned and are graffiti resistant	☒	☐	☐	screens.
v. Select appropriate landscape elements and vegetation and provide appropriate irrigation systems (see Landscape Design)	☒	☐	☐	
vi. 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.
4.7.3 Waste Management Objectives ▪ To avoid the generation of waste through design, material selection and building practices	☒	☐	☐	A waste Management Plan has been submitted with the application detailing waste controls and removal during demolition and construction.
▪ To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development. To encourage waste minimisation, including source separation, reuse and recycling	☒	☐	☐	The waste management plan is thorough and documents waste management throughout the development process.
▪ To ensure efficient storage and collection of waste and quality design of facilities	☒	☐	☐	The waste management plan shall be included as part of any consent that may be issued.
4.7.3 Waste Management Performance Criteria				
i. Incorporate existing built elements into new work, where possible	☐	☐	☒	There are a number of waste bin storage areas located within ground level car park. Garbage collection within the building complex and not on the kerb side.
ii. Recycle and reuse demolished materials, where possible	☐	☐	☒	
iii. Specify building materials that can be reused and recycled at the end of their life	☒	☐	☐	
iv. Integrate waste management processes into all stages of the project, including the design stage	☒	☐	☐	
v. Support waste management during the design stage by: ▪ specifying modestly for the project needs	☒	☐	☐	
▪ reducing waste by utilising the standard product/component sizes of the materials to be used	☒	☐	☐	
▪ incorporating durability, adaptability and ease of future services upgrades	☒	☐	☐	
vi. Prepare a waste management plan for green and putrescible waste, garbage, glass, containers and paper	☒	☐	☐	
vii. Locate storage areas for rubbish bins 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 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,				

Requirement	Yes	No	N/A	Comment
where possible, in self contained composting units on balconies or as part of the shared site facilities	☐	☐	☒	
x. Supply waste management plans with any Development Application as required by the NSW Waste Board	☐	☐	☒	
4.7.4 Water Conservation Objectives ▪ To reduce mains consumption of potable water ▪ To reduce the quantity of urban stormwater runoff ▪ To encourage integrated water management, that is, capturing stormwater and/or rainwater and storing on site for both external and internal use	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Suitable water saving measures have been proposed for this development.
4.7.4 Water Conservation Performance Criteria i. Use AAA (or higher) rated appliances to minimise water use ii. Encourage the use of rainwater tanks iii. Collect, store and use rainwater on site for non-potable purposes. This may be used for car washing, watering the garden, toilet flushing 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 iv. 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 irrigation connections v. Incorporate local indigenous native vegetation in landscape design vi. Avoid the use of lead- or bitumen-based paints on roofs, as rainwater cannot be collected from them. Normal guttering is sufficient for water collections provided that it is kept clear of leaves and debris vii. Provide spring return taps for all public amenities.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	Water Management is satisfactory as per the BASIX Certificates generated for the development. The development includes a rainwater tank collecting from the roof area.
4.8 Public Art + Design				
4.8 Public Art and Design Objectives ▪ To celebrate local heritage and culture ▪ To explore community cultural identity ▪ To instigate the feeling of 'community' in the town centre ▪ To articulate the nature and special qualities of the town in the public domain	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	The development does not include any items of public art.
4.8 Public Art and Design Performance Criteria i. Artworks are to be integrated into broader development and planning ii. Art and design that enhances the pedestrian experience are to be encouraged iii. Projects that develop cultural themes that are relevant to the locality and its	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	The development does not include any items of public art.

Requirement	Yes	No	N/A	Comment
community are to be encouraged iv. Public art is to be used to help define important spaces in the locality	☐	☐	☒	
v. Stand-alone projects that fail to address the locality and its culture, are to be avoided	☐	☐	☒	
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	☐	☐	☒	