AUBURN CITY COUNCIL

DA-19/2015

Applicant	Homebush Bay Properties Pty Limited
Owner	Homebush Bay Properties Pty Limited
Application No.	DA-19/2015
Description of Land	Pt Lot 8 DP 776611, 37-39 Hill Road, WENTWORTH POINT NSW 2127
Proposed Development	Staged development application (concept design) to establish building locations and envelopes on blocks A-D, including heights, setbacks, parking, new roads and landscaping - Integrated Development - Water Management Act
Site Area	62290.00m^2
Zoning	**Sydney Regional Environmental Plan No.** 24
Disclosure of political donations and gifts	Nil disclosure
Issues	Public Submissions

1. Recommendation

That Development Application No. DA-19/2015 for a Staged development application (concept design) to establish building locations and envelopes on blocks A-D, including heights, setbacks, parking, new roads and landscaping - Integrated Development (Water Management Act 2000) on land at 37-39 Hill Road, WENTWORTH POINT NSW 2127 be approved subject to conditions listed in the attached scheduled.

2. Background

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

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

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

Amendment No. 1 – Homebush Bay West DCP 2004

The Director General subsequently adopted Amendment No. 1 to the Homebush Bay West DCP 2004 on 9 July 2013 by the inclusion of the Plan of Part 5 "Homebush Bay Bridge Development" which came into effect on 31 July 2013. The Amendment permits additional floor space and building heights in consideration of a Voluntary Planning Agreement (VPA) between developers within the Wentworth Point Precinct and RMS to construct a pedestrian, cycle and public transport bridge across Homebush Bay from the adjoining site to Rhodes.

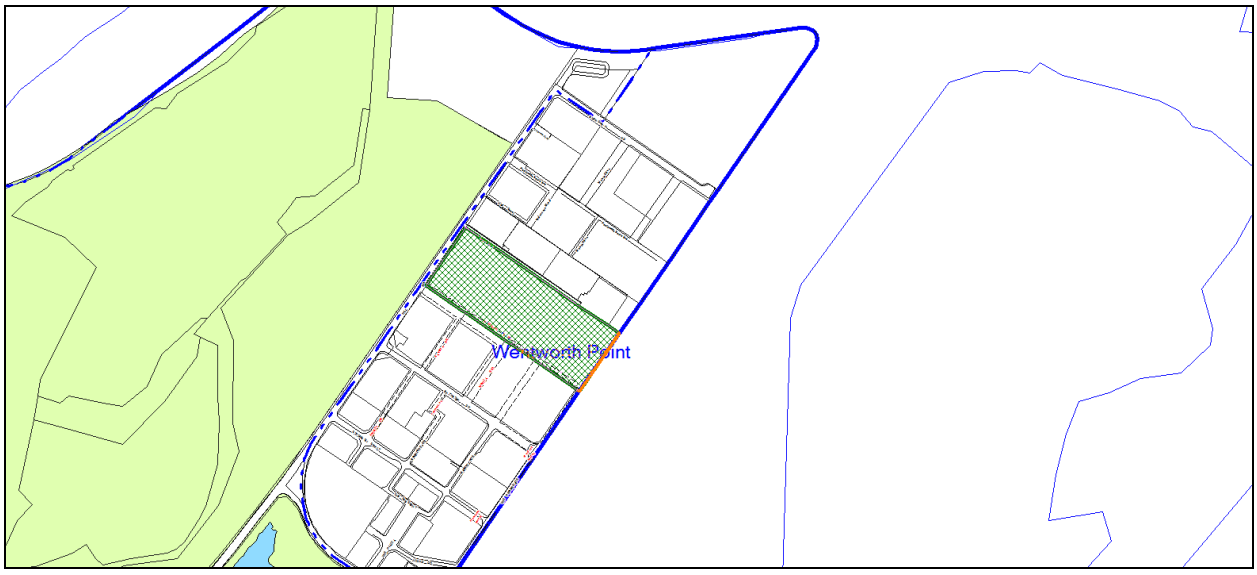
3. Site and locality description

The land, to which this development proposal relates, is contained within the remaining undeveloped stage of Precinct D known as Part Lot 8 DP 776611, 37-39 Hill Road, WENTWORTH POINT NSW 2127. The land to be developed comprises of Blocks A through D including a portion of dedicated public open space for Block B.

The site covered by this application inclusive of streets totals 62,283 square metres. The site is legally identified as Part Lot 8 DP 776611 and known as 37-39 Hill Road, WENTWORTH POINT NSW 2127.

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

The site is shown below:-



Location – Wentworth Point

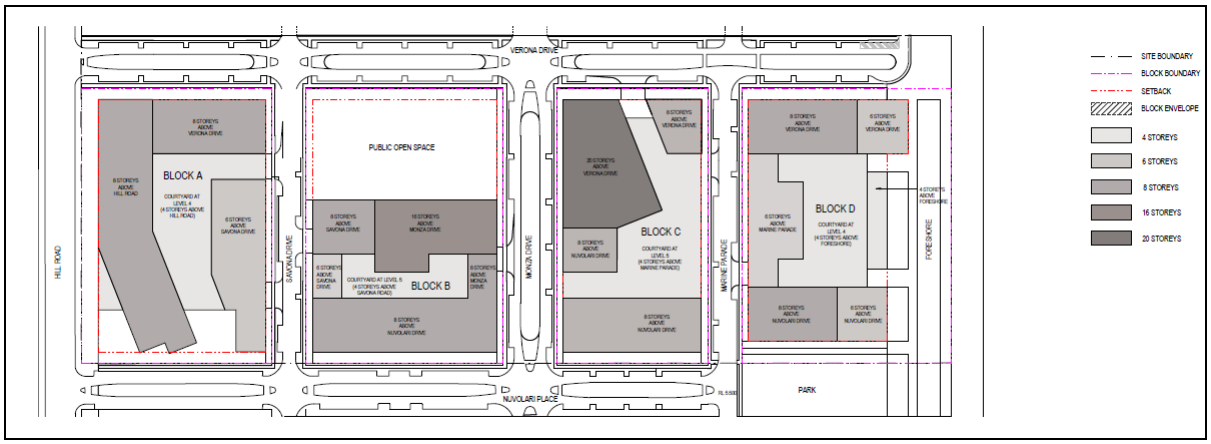
Aerial Photograph of subject site

4. Description of Proposed Development

Concept plan proposal

The proposed concept plan seeks consent for the overall built form of the site, including building envelope and the location of open spaces, street locations, parking, site entries and through site links. This is to be achieved via staged development approval for Blocks A through D containing a maximum floor area (GFA) of 97,087 sqm; building heights between 4 to 20 storeys; 7840 sqm of publicly accessible open spaces (including Public open space within Block B and the foreshore walkway); provision of 405 sqm and 200 sqm of commercial/retail space; vehicular access points; basement car parking, number of units and through site links.

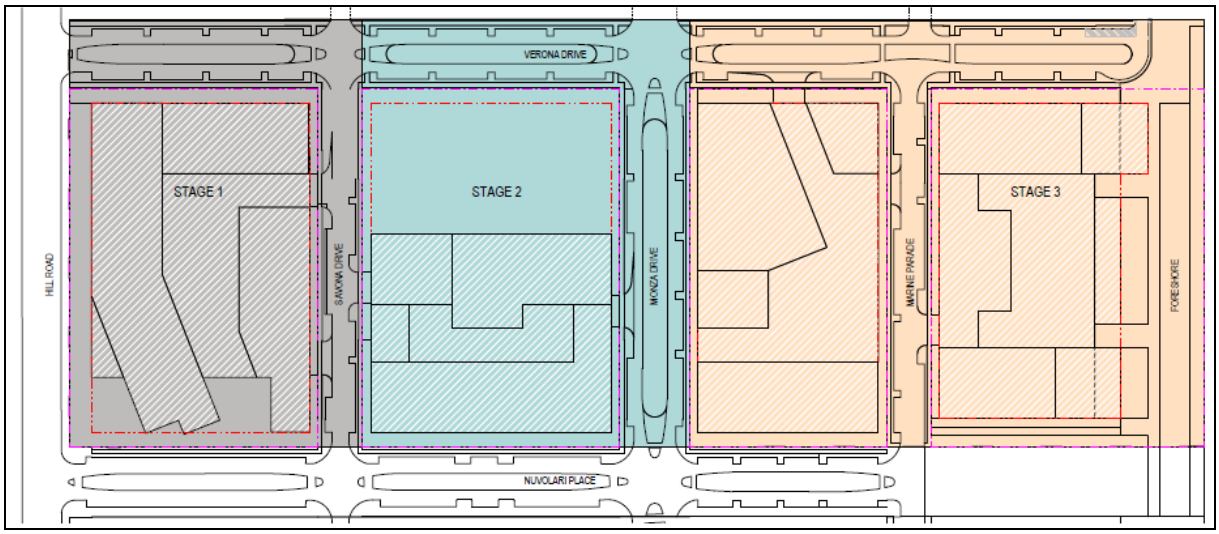
The concept plan proposal which includes Blocks A through D, is to incorporate the following building configuration (building height, massing and envelopes).



Indicative built form and street/block pattern.

Staging plan of the development

The applicant has provided a likely staging of the development which will incorporate three future stages as derived from the concept plan approval. This is demonstrated below;



Likely staging plan

Staging Works

Stage 1 includes the development of Block A, and comprises:

- Demolition of existing warehouse buildings and at-grade car parking;
- Tree removal and site preparation works;
- Construction of residential buildings on Block A;
- Construction of Savona Drive and part of Verona Drive; and
- Landscaping and public domain works.

Stage 2 includes the development of Block B, and comprises:

- Demolition of existing warehouse buildings and at-grade car parking;
- Tree removal and site preparation works;
- Construction of residential buildings and small scale commercial uses on Block B;
- Construction and dedication of the public open space on Block B;
- Construction of Monza Drive and part of Verona Drive; and
- Landscaping and public domain works.

Stage 3 includes the development of both Blocks C and D, and comprises:

- Demolition of existing warehouse buildings and at-grade car parking;
- Tree removal and site preparation works;
- Construction of residential buildings on Blocks C and D, including small scale retail uses in Block D;
- Realignment and elevation of Marine Parade;
- Construction of Marine Parade and completion of Verona Drive; and
- Landscaping and public domain works, including the foreshore promenade and public plaza.

Note: Council recommends that any stage 1 works incorporate foreshore/promenade works so as to provide suitable access through the site. This will form part of a condition of consent.

Environmental Planning and Assessment Act – Staged Development (Section 83B)

Section 83B of the EP&A Act permits staged development application approval for concept plans for the development site and for which detailed proposal for separate parts of the site is to be the subject of subsequent development applications.

The effect of the concept plan is to “tie in” any development of the site to the concept plan. Development of any part that is inconsistent with the staged development consent would be prohibited whilst the stage development plan is in force. It is noted however that Section 83D (3) of the EP&A Act allows for modifications to occurs.

5. Referrals

Internal Referrals:-

A number of referrals were undertaken as follows:-

Development Engineer

The development application was referred to Council’s Development Engineer for comment who has advised that the proposed development is satisfactory due to the provision of adequate car parking and vehicle access to the site; provision of satisfactory loading and waste collection arrangements; and appropriate drainage arrangements. The impact of the development on traffic conditions is found to be acceptable having regard to the development permitted under the planning controls for the site. Appropriate conditions of consent have been included in the consent where appropriate.

Health Officer

The development application was referred to Councils Environmental Health department for comment who has advised that, on the basis of the additional advice provided by Douglas Partners, dated 7 July 2015, the additional advice provides that the site can be made suitable for the proposed development and recommends that further contamination assessment and (where required), remediation options be undertaken as part future applications for the construction elements of the development.

Additionally, an acoustic report will be required for each of the proposed buildings to demonstrate the required noise mitigation measures to be implemented on site.

Councils Environmental Health Officer has provided suitable conditions to be imposed on the development consent where appropriate.

External Referrals:-

NSW Office of Water

In accordance with section 91 of the EP&A Act, as the subject development site is located within 40 metres of a watercourse, the development proposal triggers the integrated development provisions under the Act. In this regard, a formal referral was made to the NSW Office of Water on the 24 February 2015 for comment.

On the 22 April 2015, Council received formal correspondence from the Office of Water advising General Terms of Approval.

Having regard to the above, Council Officers are satisfied with the development proposal; having met the relevant integrated development provisions under the Act, and raises no objection to the development proposal in this regard, subject to the inclusion of the General Terms of Approval as part of any development consent.

Roads and Maritime Services

In accordance with Schedule 3 of the State Environmental Planning Policy "Infrastructure" 2007, the development constitutes a "Traffic generating development". As a result, the development application was referred to Roads and Maritime Services on 24 February 2015 for advice.

In correspondence of 24 March 2015, the comments provided by the Roads and Maritime Services indicated that no major concerns are raised with respect to the proposed development subject to compliance with the relevant Australian Standards requirements in relation to the layout of the proposed car parking areas and swept paths of the longest service vehicle. These are to be incorporated as conditions of consent.

Sydney Olympic Park Authority

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

In correspondence via Email dated 13 March 2015, the comments received from Sydney Olympic Park Authority indicated that no major concerns are raised with respect to the proposed development, subject to the imposition of a condition relating to Stormwater connection. That being;

Stormwater

Any proposal to connect to existing stormwater infrastructure located on SOPA land must be either accompanied by:

- *correspondence from Council clearly confirming the infrastructure is owned, regulated and managed by Council under a formal agreement with SOPA or*
- *must (either concurrently or subsequent with the DA)* ***seek separate approval from SOPA as the regulatory authority*** *to connect. The application must include detailed information about not only the physical connection but the calculated stormwater quality and flows including all modelling and assumptions.*

NSW Police

In accordance with Section 8.0 of the Policy on Crime Prevention Through Environmental Design, the development application is to be referred to NSW Police for comment. A referral was sent to NSW Police on 24 February 2015.

NSW Police responded on 5 March 2015 advising that they had no objection to the proposal, subject to the imposition of conditions related to crime, safety and security.

6. Integrated development provisions Section 91 - (EP& A Act s79C(1)(a)(i))

As previously discussed, the development proposal being situated within 40 metres of any watercourse, triggers the integrated development provisions under section 91 of the EP&A Act. In this regard a referral was made to the relevant concurrence authority (i.e. NSW Office of Water) for comment.

The comments received from the NSW Office of Water incorporated a General Terms of Approval which is to be incorporated as conditions of any development consent.

Council Officers are satisfied with the proposed development in this regard.

7. Staged Development Applications - Section 83B (EP&A Act 1979)

The subject application constitutes a concept plan for the development of four individual blocks (A through D), to be undertaken through three stages as indicated earlier.

In accordance with the relevant provisions under the Act, any subsequent application related to the site is required to be consistent with the staged development consent.

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

State Environmental Planning Policies

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

8.1 State Environmental Planning Policy No.55 - Remediation of Land

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

Matter for Consideration	Yes/No
Does the application involve re-development of the site or a change of land use?	☒ Yes ☐ No
Is the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	☒ Yes ☐ No
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? Acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, **landfill sites**, metal treatment, mining and extractive industries, **oil production and storage**, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation.	☒ Yes ☐ No
Is the site listed on Council's Contaminated Land database?	☒ Yes ☐ No
Is the site subject to EPA clean-up order or other EPA restrictions?	☐ Yes ☒ No
Has the site been the subject of known pollution incidents or illegal dumping?	☐ Yes ☒ No
Does the site adjoin any contaminated land/previously contaminated land?	☒ Yes ☐ No

Details of contamination investigations carried out at the site:

A preliminary site investigation report prepared by Douglas Partners dated 14 August 2014 (ref: 84356) was submitted with the application for the staged development. The conclusion of the report provides that;

On the basis of the results of this Preliminary Site Investigation, the previous industrial activities that have occurred on the site do have the potential to have caused residual contamination of the soils and groundwater on the site. Further detailed investigation is therefore warranted on this site during the preparation of detailed development proposals for each subsequent stage of the development. This detailed investigation will enable the presence of contaminants in the soil and groundwater to be confirmed and, if present, appropriate remediation options to be formulated. It is noted however that the surrounding sites have been developed for residential purposes and there is nothing to suggest that Lot 8 cannot be developed in a similar manner.

In consultation with Councils Environmental Health officer, planning officers noted that the report did not identify the type or extent of contamination present at the site.

In this regard, Council officers, through correspondence dated 4 May 2015, requested that the applicant prepare a

Matter for Consideration	Yes/No
detailed contamination report to confirm the extent (if any) of the potential soil contamination of the site. On 7 July 2015, Council officers received a memorandum, prepared by Douglas Partners in regards to Councils previous correspondence. This additional contamination advice provided that; *The site can be made suitable for the proposed development following the successful completion of any remediation works, if such works are found to be required during further site investigations.* *Detailed contamination investigation is best undertaken prior to DA submission for each specific stage of the development. The reason for this is that the nature of each separate building/area of open space etc. will alter the outcome of the investigation. For example, a building with basement levels may have different remediation requirements compared with a building that does not have a basement. These details have yet to be determined and therefore investigation at a later stage is preferable.* The above information was forwarded to Councils Environmental Health Officer who raised no objection subject to the imposition of conditions requiring a detailed contamination investigation (stage 2) report being prepared and submitted for each relevant stage. This may require the preparation of a Remediation Action Plan and/or a Site Audit Statement, dependent on the findings of the stage 2 report. Given that the staged development application does not incorporate any built works, inclusive of demolition, excavation or site preparation, and that the satisfactory evidence has been provided that the site can be made suitable for the proposed development, Council officers can be satisfied that Clause 7 of SEPP 55 has been adequately addressed. Suitable conditions will be imposed on the development to ensure that additional contamination studies are undertaken for each subsequent stage of the development.	
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	☒ Yes ☐ No

8.2 State Environmental Planning Policy (Infrastructure) 2007

The proposal, consisting of a likely 1244 dwellings (the application does not specify exact amount given the conceptual nature of the scheme) and a likely 1683 car parking spaces (surmised as a likely yield given the expected dwelling number and mix), constituted a "traffic generating development" in accordance with Schedule 3 of the SEPP. Therefore the application was referred to the Roads and Maritimes Services NSW for consideration. As discussed previously under the referrals section of the report, in a letter received by Council, advisory conditions were provided to be imposed on any consent issued for the development.

8.3 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. The proposed development is considered to perform satisfactorily having regard to the SEPP 65 design principles as well as the provisions under the RFDC.

It should be noted that the development is for a concept plan only, outlining building massing, setbacks and height. It is noted that the core requirements of SEPP 65 are relevant to the conceptual stage and are reflected in this report.

The table provided at the end of this report under **(section A-A)** is a summary of compliance to demonstrate the overall design of the development proposal's consistency with the relevant planning controls that are applicable to the site with respect to SEPP 65, RFDC and HBW DCP amendment 1. A more detailed analysis and comprehensive assessment of the Residential Flat Design Code is provided in **Appendix B** of this report.

8.4 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (Amended SEPP)

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (Amendment No. 3) (the amending SEPP) and *Environmental Planning and Assessment Amendment (Residential Apartment Development) Regulation 2015* (the amending Regulation) were published on the NSW legislation website on 19 June 2015 with a commencement date of 17 July 2015.

In addition to amendments made to the SEPP, the amended SEPP 65 gives effect to the *Apartment Design Guide*. The Guide supports SEPP 65 by providing detail on how residential apartment development can meet the SEPP's design quality principles through good design and planning practice. The guide replaces the Residential Flat Design Code.

It is to be noted that for development applications or modification applications that were lodged before the day that *State Environmental Planning Policy No 65 —Design Quality of Residential Flat Development (Amendment No 3)* was published on the NSW legislation website (19 June 2015) and not determined **before** the amendment commences (17 July 2015), the application must be determined under the version of the SEPP in force prior to 19 June 2015. The subject development was lodged on the 3 October 2014 and as such this part is not relevant.

However, given that the subsequent stages of the development, being the realisation of Blocks A through D (i.e. built form stages), consideration as to the likely compliance with the revised design guide has formed part of Councils considerations. It is noted that the core principles of design remain generally unchanged and as such compliance with the Residential Flat Building Design Code is considered acceptable in this instance.

8.5 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 assessment of the development application. The proposed development is considered to perform satisfactorily having regard to the provisions under the SREP 24 and a detailed assessment of the development proposal against the SREP is discussed further in the compliance table provided in **Appendix B** of this report.

8.6 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

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

(Note: - the subject site is not identified in the relevant map as 'land within the *'Foreshores and Waterways Area'* or *'Wetland Protection zone'*, is not a *'Strategic Foreshore Site'* and does not contain any heritage items. Hence the majority of the SREP is not directly relevant to the proposed development).

8.7 Local Environmental Plans

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

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

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

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

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

10.1 Homebush Bay West Development Control Plan 2004 (as amended)

The relevant design requirements and objectives of the HBWDCP 2004 have been considered in the assessment of the development application. The proposed development is consistent with the relevant requirements and therefore considered to perform satisfactorily with regard to the HBWDCP 2004 as amended.

It should be noted that the development is for a concept plan only, outlining building massing/orientation, street layout, setbacks and height. It is noted that the core requirements of HBW DCP are relevant to the conceptual stage and are reflected in this report.

A summary of compliance is provided at the end of this report under **(Section A-A)** which outlines the consistency between the design of the development in accordance with the relevant planning controls of HBWDCP 2004 amendment no. 1. A comprehensive assessment of the compliance with respect to HBWDCP 2004 is found in **(Appendix B)** of this report.

10.1a Cumulative Gross Floor Area

The total cumulative Gross Floor Area (GFA) for the entire site is provided in the below table to demonstrate the breakdown distribution of floor space according the requirements of Precinct D (The subject site). The proposed floor space is consistent with section 5.3.1 – *Land use and density* controls of the Homebush Bay West Development Control Plan 2004; as amended.

Precinct D	**HBWDCP Control GFA (sqm)**	**Proposed GFA (sqm) total**	**Compliance**
Site area	62,283	-	-
Commercial floor space	Min. 405	405	Yes
Retail floor space	Min. 200	200	Yes
Residential floor	Max. 96,482	96,482	Yes
Total allowable floor space	**Max. 97,087**	**97,087**	**Yes**
Public open space	Min. 6,237	7,840	Yes

Summary of proposed density & distribution of land uses.

As shown in the table provided above, the cumulative total for the overall site under the concept plan is consistent with that required under section 5.3.1 – *Land use and density* controls of the Homebush Bay West Development Control Plan 2004; as amended.

10.1b Building Height

In relation to the height of buildings that are proposed for the Concept Plan, The table below provides a summary of the proposed buildings demonstrating general compliance with the HBW DCP controls

Block	HBW DCP Height requirements	Proposed no. of storeys from finished ground level	Compliance
A	6 and 8	6 and 8	Yes
B	6, 8 and 16	6, 8 and 16	Yes
C	4, 8 and 20	4, 8 and 20	Yes
D	4, 6 and 8	4, 6 and 8	Yes

Proposed Concept Plan for Blocks A through D are consistent with 5.3 – Building Height and Tower Height Diagram indicated in the Homebush Bay West DCP Amendment no. 1.

10.1c Building separation and bulk/Block Pattern

The Concept Plan proposal provides a general building envelope scheme for the stages of Blocks A through D which is generally in accordance with the block pattern identified for Precinct D (Lot 8 site).

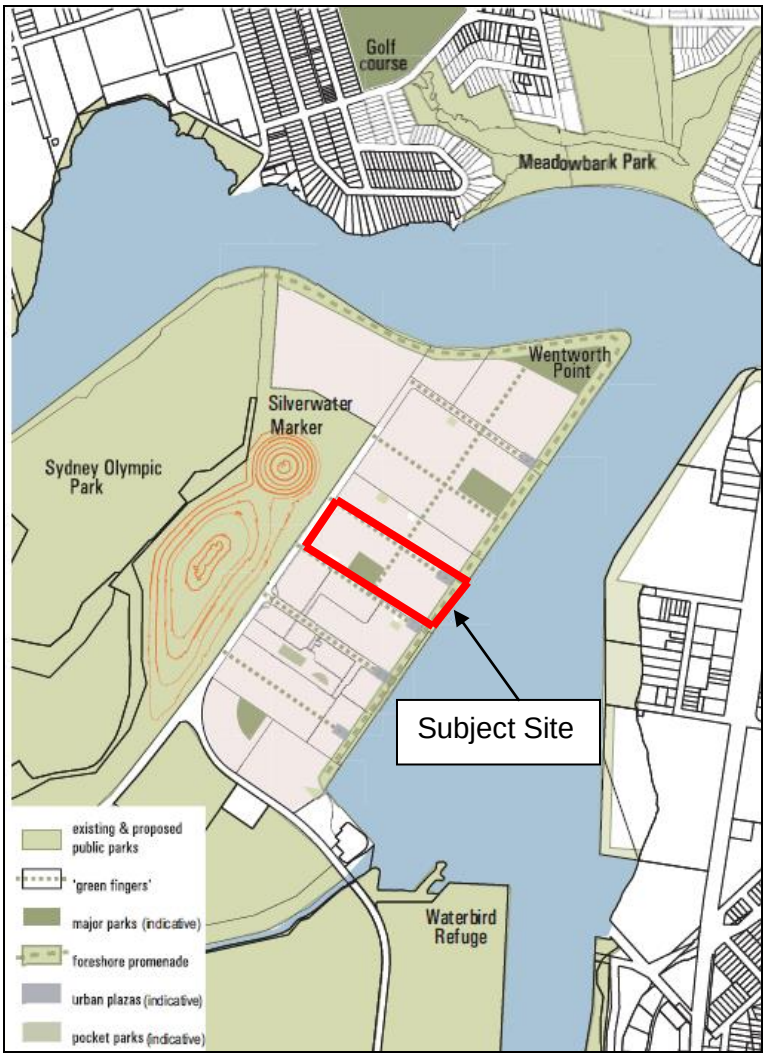
Several of the building envelopes have been angled to improve the amenity of future dwellings and achieve a better outcome with regard to SEPP 65 and the RFDC 'Rules of Thumb' relating to solar access, as well as to improve access to views. The envelopes that have been reorientated are the south-western element of Block A and the tower envelope on Block C. By varying the alignment of select buildings, there will also be increased modulation and a decreased perception of bulk and scale, particularly when viewed from Hill Road.

The application has been supported by further diagrams which demonstrate that the angling of the subject buildings would still achieve suitable building separation and have minimal impact of overshadowing on adjoining developments.

The proposed building envelopes of each block in the concept plan are therefore considered to be satisfactory and appropriate conditions will be included in the consent for all future stages that are to be developed, to be the subject of subsequent development applications for Council approval so as to ensure consistency with the more specific controls contained within the Residential Flat Design Code of SEPP 65. In addition, a condition will also be imposed for any residential towers within each stage of the development to not exceed the maximum 950 sqm floor plate requirement as per 5.3.3 (i) of the HBW DCP.

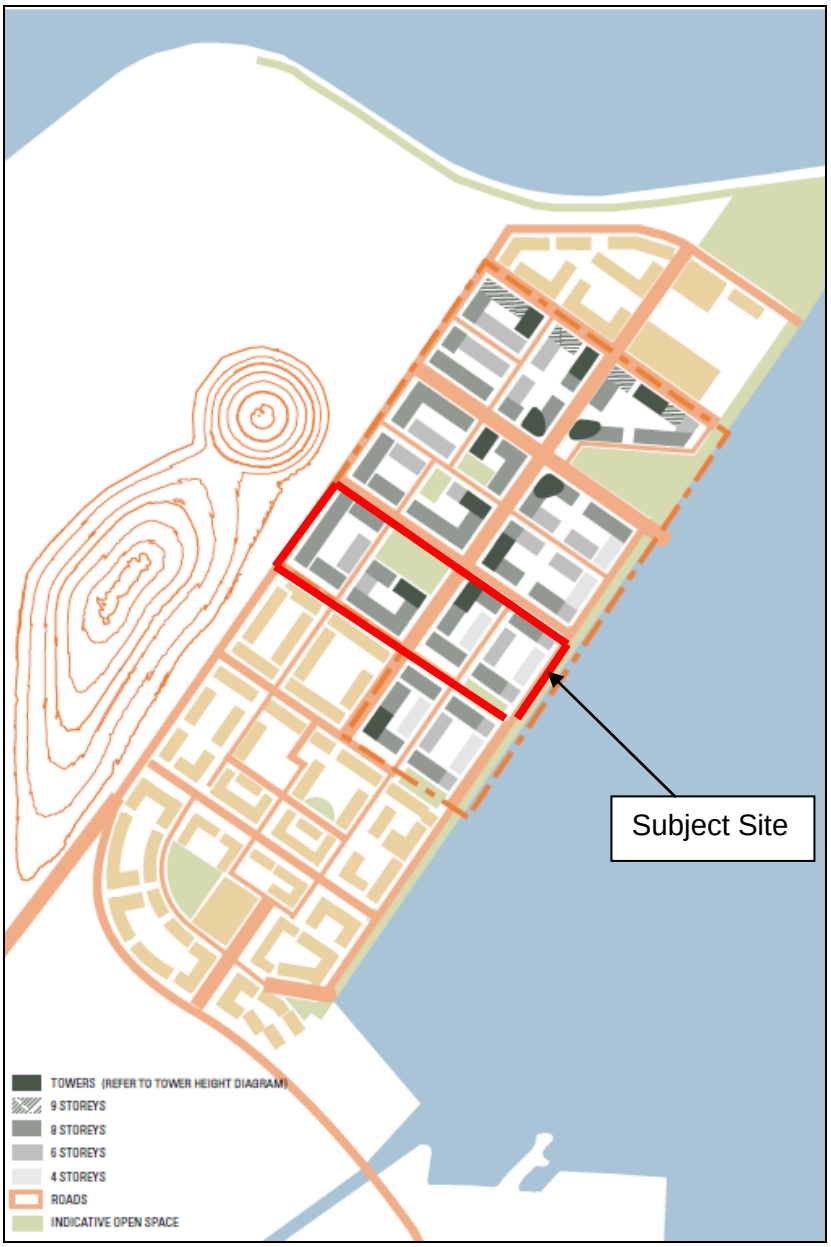
10.1d Open Space Network/ Parks

The Homebush Bay West DCP requires the provision of a park within Precinct D (the subject site) as required by objective 2.3.4(v) and principle 2.4.3 which nominates an indicative park location. This is noted below;



Design Framework 2.4.3 Open space Network pg 21 Homebush Bay DCP 2004

However, the Homebush Bay West DCP Amendment No. 1 provides amended and additional planning and design controls to govern development that is additional to that permitted, being in accordance with the VPA (as nominated earlier). In particular, it provides a revised rationale for building height and massing in order to accommodate additional floor space and tower forms. This has resulted in the relocation of the park which has been reflected in the subject staged development. As a result of this amendment the following is noted below;



Built Form General Controls pg 104 Homebush Bay West DCP Amendment No. 1

It is noted that during the preparation of HBW DCP (Amendment No. 1), the indicative public open space has been relocated to the northern side of the future Block B in order to improve the amenity of this open space. This is considered to be consistent with the established urban design principal that sunlight should be maximised to public open spaces.

Additionally, in accordance with 5.3.1 of HBW DCP (Amendment No. 1), floor space and public open space for each precinct is to be provided in accordance with the table above (10.1a) and in the locations specified in the Plan's Objectives (Section 2.3) and the revised Design Framework (Section 5.4) subject to the commercial viability of non-residential uses whereby 4.4.5 Flexibility may be applied instead.

Council officers note that the public open space requirement of 6237sqm is to be provided through a combination of the park and the foreshore promenade. It is also noted that residential and commercial/retail floor space is to be provided in accordance with said part. Attention is therefore drawn to Section 2.3 and Section 5.4 as specified above.

In accordance with objective 2.3.4(v), developments within the locality are to *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.* This is to be achieved by providing a pocket park within the subject site.

The revised Design Framework (section 5.4) is not referenced in the HBW DCP Amendment No.1, however it is considered that the intent is to reference the revised design framework found in section 5.2.

As specified within the DCP, the revised Design Framework retains the 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:

- Foreshore;
- Minor Streets;
- Major Streets; and
- Tower Zone.

Each height represents a noticeable step up or down from the others to create a clearer and more coherent hierarchy of building heights for Wentworth Point.

In addition to the above, the revised design framework also seeks to add the following structure elements in addition to that of nominated in Section 2.4.5 which include;

- 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.

Therefore it is considered that the Homebush Bay West DCP Amendment No.1 provides a clear framework as reflected within the revised building and tower height diagrams to position buildings and their associated heights in a functional manner that can cater for tower formats. The rationale of locating buildings with differing heights and introducing tower elements would effectively require significant consideration to the location of public open space to facilitate 'breathing space' given the increased density.

Section 5.1 of the HBW DCP Amendment No.1 nominates that the amendment must be read in conjunction with Parts 1 to 4 of the HBW DCP whose provisions will still apply to development on the land to which this Part applies unless described otherwise in this Part or clearly in conflict with the objectives and rationale described in 5.2.

Given that the objectives and rationale nominated within 5.2 relate primarily to tower locations and building massing, the location of the public open space as proposed within this development application (northern side of Block B) is considered to be in an acceptable location given the building location diagram within the amendment.

10.1e Street Layout and Transport

The proposed development will make a contribution to the future street network on the Wentworth Point peninsula. The proposed street network is generally consistent with the DCP requirements, accommodating:

- A major east-west street to the north of the site, Being Verona Drive (noting that the east-west street to the south falls outside of the site boundary);
- A major north-south street between Blocks B and C, being Monza Drive; and
- Two secondary north-south streets, being Savona Drive (between Blocks A and B) and Marine Parade (between Blocks C and D).

Foreshore Street

The proposed development does not provide a foreshore road, however consistent with Section 3.2.7 and 3.3.3 of HBW DCP, the development makes provision for connections to the approved foreshore road to north of the site, creating a loop road which provides opportunities to access the foreshore. The applicant has provided suitable argument in relation to the removal of the requirement of the foreshore road and facilitation of a loop road and foreshore plaza arrangement, this includes;

- Section 3.2.7 and 3.3.3 of the DCP acknowledges that the foreshore road does not need to be continuous. The proposed arrangements will still maintain access to, along part of, and away from the foreshore by providing a connection to the approved foreshore road to north of the site.

- The provision of a foreshore road on Lot 8 (subject site) would be impractical, and would effectively create a 'road to nowhere'.

- The road is not required for vehicular access, or to provide addresses for the development planned adjacent to the foreshore on Lot 8 (Subject site) or Lot 18 (6-8 Baywater Drive).

- The absence of a foreshore road will not restrict permeability in the precinct, or unreasonably limit access to the foreshore. Even within Lot 8, opportunities are provided for motorists to loop back through the site onto either Verona Drive or Nuvolari Place, both of which provide two-way access and can be accessed off all three internal north-south streets (which also provide for two-way traffic).

- The proposed concept plan provides for a foreshore promenade, together with a public plaza space at the termination of Verona Drive. This is considered a significantly more inviting and pedestrian friendly treatment along the foreshore than one dominated by a foreshore road.

- The applicant has consulted with the adjoining landowner (6-8 Baywater Drive) who supports the removal of the foreshore street in this location. Council has been furnished with suitable documentation to this effect.

In this regard, Council does not raise any objection to the proposed foreshore promenade design.

Realignment of Marine Parade

The development application seeks approval for the realignment of Marine Parade, which has been moved to the east to equalise the width of Blocks C and D. It is noted that Block C is the narrowest of the four development blocks, however has the most significant height allowance. It has become apparent that Block C cannot accommodate the parking required to service the scale of development provided by HBW DCP envelopes. Conversely, Block D (a larger block with lower height limits) has the capacity to service the parking requirements of Block C.

In addition to the realignment, it is also proposed to elevate Marine Parade and combine the basement beneath development Blocks C and D. As a result, these blocks will be delivered in a single stage to provide common parking, servicing and access arrangements, and a more considered design outcome. The realigned Marine Parade will ensure that Block C (the narrowest of the four development blocks) remains viable, whilst still maintaining permeability and public access through the site.

Associated with the realignment of Marine Parade is the proposed modification to the roundabout to the south of the site at Bayswater Drive. Whilst the proposed roundabout modification does not form part of this development application (this will occur as part of the redevelopment of Lot 18 in DP 270113 6-8 Baywater Drive) details of the roundabout and associated vehicle swept paths have been provided by the applicant demonstrating that the realignment of Marine Parade is plausible.

The applicant has consulted with the adjoining landowner (6-8 Baywater Drive) who supports the realignment of Marine Parade within the subject site and conversely within their own site. Council has been furnished with suitable documentation to this effect.

It is noted that the realignment of Marine Parade will result in the approved vehicular access driveway connecting Verona Drive and Lot 9D (to the north of the site) being positioned almost opposite Marine Parade. This access driveway had been planned to intersect with Verona Drive to the east of Marine Parade, thereby restricting access movements to left in / left out.

However, the originally planned left in / left out access movements can still be reasonably maintained through the provision of a triangular island within the Lot 9D access driveway, in conjunction with appropriate signage and line markings. The triangular island can be contained wholly within the Verona Drive road reservation so as not to impact the approved Lot 9D development. It is considered that the restriction of such access movements will ensure that movements to and from Lot 9D will not have any unreasonable impacts on the adjoining intersection of Verona Drive and Marine Parade.

The application has been referred to Councils engineering department who have raised no particular concerns and as such no objection is raised as to the realignment of Marine Parade, subject to the imposition of specific conditions.

Cumulative Traffic Impact

A Transport Impact Assessment Report (ref. 14-084, dated January 2015) prepared by Thompson Stanbury and Associates has been submitted to accompany the development application with respect to the anticipated staging of the development outlined within the Concept Plan proposal.

The report provides a comprehensive assessment of the proposed concept plan and addresses various matters including the planned development yields and impacts of the overall Wentworth Point area, existing transport conditions (traffic volumes and intersection operation), recently approved developments and impacts, proposed development yield associated with the concept plan, external considerations of the concept plan in relation to traffic generation and impacts and the internal considerations of the concept plan relating to access arrangements, parking provision, servicing and pedestrian/cyclist accessibility.

Based on the findings of the Thompson Stanbury's report, it was concluded that the impact of the Concept Plan proposal is satisfactory. A summary of the findings is provided below with regard to the anticipated cumulative traffic impact:

- The Homebush Bay West Development Control Plan (HBW DCP), including Amendment No. 1, facilitates the development of Lot 8 in four separate blocks, being

defined and serviced by a road network providing connectivity to / from development lots to the north and south in conjunction with Hill Road to the west. The HBW DCP specifies a maximum allowable floor space of 97,087m2, primarily constituting residential apartments, with very minor commercial / retail components adjoining the waterfront.

- The proposed floor space provision reasonably accords with that allowable under HBW DCP.

- The concept stage process involved the undertaking of a capacity study in order to define likely unit typologies, yields, car parking allocations, block access locations and general road layout and connectivity. It involves the creation of four separate blocks (Blocks A – D) capable of providing approximately 1,244 residential apartments in conjunction with a very minor retail / commercial component.

- The surrounding road network operates with a reasonable level of service, although the junction of Hill Road and Bennelong Road is currently approaching capacity.

- The Wentworth Point peninsular is well serviced by public transport facilities and provides good connectivity to surrounding pedestrian and cycle networks, particularly incorporating the construction of the bridge connecting the Wentworth Point and Rhodes peninsulas, which will be completed by 2016.

- The transport generating capacity of the total Wentworth Point peninsula redevelopment (incorporating the orderly development of the subject site in accordance with current planning policies) has been estimated and assessed with respect to impacts on the surrounding road network and transport infrastructure by others.

- These previous assessments have identified a series of road network upgrade measures, including the signalisation of the junction of Hill Road and Bennelong Road, required to suitably accommodate the redevelopment of the peninsula, which have been incorporated within a Section 94 contributions plan applicable to the subject development proposal.

- More recently, a TMAP was prepared by the proponents of the Homebush Bay Bridge and endorsed by Transport for NSW in the review of the DCP 2004 that resulted in Amendment No. 1 being adopted in 2013. Amendment No. 1 permitted additional development in consideration of a Voluntary Planning Agreement (VPA) for the construction of the Homebush Bay Bridge for pedestrian, bicycle and public transport use.

- The TMAP found that the construction of the bridge and the resultant improved accessibility to public transport infrastructure would result in a shift in travel demand to non-car modes, which would more than off-set any increase in traffic generating potential of the additional development density. Accordingly, the assessment on which the preparation of the Contributions Plan was prepared adequately addresses the development yield of the subject development.

- The concept plan conforms with the applicable HBW DCP in most respects, however a minor variation is proposed with respect to the location of the internal north-south road running through the site (forming an extension of Marine Parade), separating the eastern development blocks (Blocks C and D).

- In this regard, it is proposed that the alignment of this road be slightly shifted to the east to facilitate the considerable development yield of the central eastern development block (Block C).

- The proposed realignment of Marine Parade is not anticipated to have any unreasonable impacts on the level of safety and efficiency of the overall operation of the surrounding road network, nor the development potential of surrounding land owners. Accordingly, the proposed minor alteration to the HBW DCP road layout is considered to be satisfactory.

- The proposed access arrangements internal road layout arrangements are anticipated to provide for safe and efficient vehicular and pedestrian movements and servicing during peak times.

- The indicative parking provision is capable of satisfactorily accommodating future demands based on the requirements contained within Council's DCP 2004 (Amendment No. 1);

- In consideration of the conclusions abovementioned, it is considered that the Masterplan scheme will not have any unreasonable traffic, transport or parking implications.

The application has been referred to Councils engineering department who have raised no particular concerns and as such no objection is raised as to the layout of streets and associated traffic generation of the development, subject to the imposition of specific conditions at relevant stages of the built form.

11. Section 94 Contributions Plan

Concept Plan proposal

Section 94 contributions will apply to each subsequent application required to be made for the following stages of the development as per the Concept plan proposal. As such, no contributions are required for the Concept plan proposal. A condition of consent is recommended to be imposed on the development to ensure that each relevant built stage incorporates the requirement of a contributions payment.

12. Disclosure of Political Donations and Gifts

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

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

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

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

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

It is considered that the proposed development will have no significant adverse environmental, social or economic impacts in the locality.

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

The subject site and locality is known to be affected by flooding. Council's Engineering Department have assessed the application and have considered the proposal to be satisfactory, subject to further assessment in later built stages, in relation to flooding.

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

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

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

Advertised (newspaper) ☒ Mail ☒ Sign ☒ Not Required ☐

In accordance with Council's Development Control Plan, the proposal was publicly exhibited and letters sent to adjoining owners/occupiers for a minimum period of thirty (30) days between 25 February 2015 to 30 March 2015. A second public exhibition was undertaken for another thirty (30) days between 5 August 2015 and 4 September 2015 given some amendments made to the proposed concept staging plan. The notification generated 31 submissions in respect of the proposal.

A public meeting was also held on the 10 March 2015 with a total of 21 participants being in attendance. The issues raised in the public submissions and meeting are summarised and commented on as follows:

- **Concern is raised as to the Overdevelopment (increases to population and impacts on existing infrastructure of the locality) of the site in context with surrounding uses and its impact on the streetscape.**

Comment: The development has been assessed on its individual merit and is considered to perform satisfactory with respect to the RFDC and HBWDCP as amended. The development is considered to be design responsive and provides for acceptable levels of amenity for future residents and minimises adverse impacts on the amenity of neighbouring properties. It should also be noted that the redevelopment of the Wentworth Point is in an area undergoing transition in which all future developments have been specifically planned for since the inception of 1999 Homebush Bay DCP which established a broad direction for the urban structure and design controls which identified the site for residential and commercial uses. Subsequent controls made thereafter were approved by the Department of Planning which

laid out a structural design framework to guide developments for residential uses across the site.

- **Concern is raised as to the lack of community facilities provided within the development.**

Comment: The subject application seeks to provide additional facilities and services including a commercial/retail areas and pocket park to meet the daily needs of the locality and to provide compliance with the HBWDCP as amended. These proposed facilities and services are to be provided under subsequent applications proposed within the later stages of the Concept Plan. It is noted that the proposed development, being within Precinct D, is not required to incorporate any community facilities.

- **Concern is raised as to setbacks provided within the staged concept plan where larger setbacks should be considered for tower forms.**

Comment: The setbacks provided within the concept plan are consistent with that required by the HBWDCP as amended.

- **Concern is raised as to the overshadowing and visual intrusion generated by the proposed development.**

Comment: The application has been supported by sufficient shadow studies which demonstrate that the developments to the south of the subject site (notably the Alora and Palermo buildings) will achieve 2 hours of sunlight in accordance with the requirements of the RFBDC and HBWDCP as amended. Due to the orientation of the site, some overshadowing is considered to be inevitable and unavoidable, however reasonable building separation distances have been provided together with the tilting of tower forms which assist to alleviate any significant overshadowing, noise and privacy concerns.

It is noted that the design of the buildings will further improve overshadowing (given additional articulation) and provide additional privacy measures to ensure that the amenity of both the proposed developments and existing developments is not significantly compromised.

- **Concern is raised as to the lack of cycle paths, insufficient detail as to parking for taxis/disabled persons/loading vehicles and insufficient road widths associated with the development.**

Comment: Proposed widths of the roads are consistent with the street and block pattern of the HBW DCP in relation to major and minor roads. Cycle Paths are not required to be incorporated within the road network of Precinct D, however the foreshore promenade will be made accessible for cycle activities.

In addition to the above, concern is raised as to illegal parking associated with the road network. The proposal is for a concept stage only and does not formulate final road design. It is noted that specifics associated with road/parking management would be facilitated during future stages.

- **Concern is raised as to the park location and its associated size.**

Comment: Refer to previous discussions within report. It is noted that the indicative location of the open green space has changed since the adoption of the HBWDCP in June 2004 and its amendment coming into effect on 9 July 2013. The location of the park has been considered in regards to the amended design framework and as such has been located in accordance with the HBWDCP as amended.

The size of the park is considered to be in accordance with the HBW DCP as amended. Precinct D is required to provide 6,237sqm of public open space, which is broken up into the park (having an area of 4,790sqm) and the remainder being provided within the foreshore promenade area. It is noted that the development will provide for 7,840sqm of public open space, being in excess of what is required by the precinct.

- **Concern is raised as to the design of buildings and loss of ability of providing for garden apartments.**

Comment: The proposal is for a concept plan that does not incorporate specifics in terms of building design and unit layout. It is noted that sufficient information has been provided to facilitate compliance with core principles as stipulated by the RFBDC and HBWDCP as amended.

- **Concern is raised as to access to areas within and around the proposed development in regards to safe transport to parks and disabled facilities provided.**

Comment: Pedestrian access throughout Precinct D is considered acceptable given compliance with the HBWDCP as amended. Pathways around each block will be designed in accordance with the requirements as nominated under the HBWDCP as amended.

- **Concern is raised as to the on-going pollution/amenity concerns during construction periods.**

Comment: Each stage is required to be supported by suitable documentation to ensure the amenity of the area is not detrimentally impacted upon. This will be in the form sediment control plans, geotechnical reports, construction management plans, dilapidation reports and acoustic reports as nominated by Councils health officer. It is noted that whilist the construction phases will cause some nominal impact, specific conditions will be imposed on each built stage to mitigate, where possible, any amenity concern.

- **Concern is raised as to poor public transport within the area.**

Comment: It is noted that the development will increase the density of the area and as such will increase demand on services within the area. It is noted that the area is serviced by a bus and ferry services. In addition, the construction of the Wentworth Point/Rhodes bridge is under construction and upon completion will offer additional services to the area.

- **Concern is raised as to the contamination of the area.**

Comment: As previously discussed, the area has a historical notion of contamination, given that the area is reclaimed. The application has been supported by suitable contamination assessment and Council officers are satisfied that the development (whilst not incorporating any physical works) satisfies the requirements of clause 7 of SEPP 55 as discussed earlier in the report. It should be noted that significant assessment of the area will occur with each stage (being built works) associated with the staged consent.

- **Concern is raised as to language barriers present in the area.**

Comment: It is noted that some concern was raised as to residents within the area not abiding by particular social rules in terms of parking and/or behavioural traits. Suitable conditions will be imposed on future development stages to ensure suitable signage is installed within the area. This will relate to sign posting parking areas and signage in relation to security purposes.

The proposal was also the subject of a public meeting held on Tuesday 10 March 2015, 5.30pm – 8.00pm, where 21 people attended. The applicant issues raised at the meeting are as follows:

Traffic, parking and access

a) *Concern in relation of the impact of the development generally on the management and safety of pedestrians given the increased traffic generated.*

Applicants Comment: Whilst the detailed design of footpaths and pedestrian facilities will form part of the future development applications, provision has been made for footpaths on all east-west and north-south streets to ensure safe pedestrian access in and around the site. The proposal to provide a pedestrian promenade along the foreshore (in lieu of a trafficable road) will further enhance pedestrian safety in the precinct.

b) *Concern as to the cumulative impact of traffic generation created by the current development and similar developments within the Wentworth Point area.*

Applicants Comment: The yield identified for Lot 8 is established under the Homebush Bay West Development Control Plan (HBW DCP) (including Amendment No. 1). The redevelopment of the site forms part of the broader analysis of the development potential for the Homebush Bay West Precinct, the traffic impacts of which were assessed by Parsons Brinckerhoff in 2003.

More recently, a Traffic Management Action Plan (TMAP) was prepared by Cattel Cooper in 2013 as part of the Homebush Bay Bridge proposal. The findings of the TMAP were endorsed by Transport for NSW in their review of the HBW DCP that resulted in Amendment No. 1 being adopted.

c) *Concern as to the proposed method of waste collection of the site and how this will be managed and how will loading for residential and commercial uses occur.*

Applicants Comment: The proposed development has been designed to accommodate garbage rooms in the basement, and access for garbage trucks to collect waste from within the site.

Details of waste management arrangements including estimates of waste quantities, rubbish bin requirements and the frequency of waste collection will be addressed as part of each detailed Development Application

d) *Question was raised as to the width of the road between blocks A and B and whether or not it would be for two-way traffic.*

Applicants Comment: All three of the internal north-south streets, including Savona Drive between Blocks A and B, have been designed to accommodate two-way traffic, and comply with the requirements of 3.2.6 Secondary North-South Streets within the HWB DCP

e) *Question asked as to who will manage the roads as part of the development and how this will be managed.*

Applicants Comment: The management arrangements for the roads are yet to be finalised. At this stage, it is envisaged that the roads, including the internal north-south streets, will be managed under a Community Title arrangement.

f) *Question was raised as to why basement carparking wasn't being presented with the majority of the design incorporating above ground parking.*

Applicants Comment: Car parking is accommodated in above ground / podium car parks. Some of this car parking is intended to extend beneath the north - south streets in order to minimise the number of levels of car parking required above street level.

Basement car parks are not feasible on the site due to existing ground conditions, and so podium car parks are proposed in accordance with Section 5.3.5 of HBW DCP.

g) *Further consideration/investigation should be undertaken to see the cumulative impacts of car transport versus non car transport and its impact on the Wentworth Point area.*

Applicants Comments: As per studies undertaken within the TMAP prepared to facilitate the pedestrian bridge.

h) *Concern as to the availability of public foreshore access so as ensure direct access is provided to the future bridge (pre, during and post construction).*

Applicants Comments: Whilst it would not be feasible to provide access along the foreshore before and during construction, the provision of a pedestrian and cycle path along the foreshore promenade (in lieu of a foreshore street) would support bicycle access to the bridge in the future.

i) *Further consideration is to be made as to bicycle paths/networks as part of this development.*

Applicant Comment: No dedicated cycle paths are proposed as part of the internal street network nor are they required by the HWB DCP. The foreshore promenade would be accessible to cyclists.

The applicant has submitted additional information in respect of these matters that has been reviewed and no objection has been raised by Council's Traffic Engineer. The amount of additional traffic generation is considered satisfactory to Council's Traffic Engineer and the conceptual street design, provision of parking and loading facilities (including waste) being located wholly within the site, are sufficient to meet the requirements of the HBW DCP amendment No. 1.

Council officers are of the opinion that the development should be able to maintain foreshore access and as such a condition will be imposed on the development to ensure that all works associated with the foreshore is to be incorporated within the first built stage.

In this regard, the staged development is considered suitable to meet the parking demand and traffic changes in accordance with statutory requirements.

Amenity and design

j) *Concern is raised as to the positioning of the public open space/park in block B. This included;*

- *Its relocation given the adoption of Amendment No. 1 of the HBW DCP.*
- *Positioning of the 16 storey tower building*
- *Its overshadowing impact on the adjoining residential development to the south*

Applicant Comment: During the preparation of HBW DCP (Amendment No. 1), the public open space was relocated to the northern side of Block B in order to improve the amenity of this open space. This is consistent with the established urban design principal that sunlight should be maximised to public open spaces. HBW DCP (Amendment No. 1) was advertised and notified in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and the E*nvironmental Planning and Assessment Regulation 2000*.

However, it is acknowledged that the relocation of the park to the north of Block B (and subsequent relocation of the built form to the south of Block B, at the interface with Nuvolari Place) will result in overshadowing on properties to the south of the site, which would not have occurred under the original DCP. In order to alleviate these concerns, and potential additional overshadowing impacts on these properties, the building mass has been relocated to be more consistent with the DCP (Amendment No.1) layout. This will ensure that properties to the south continue to receive two hours of solar access between 9am and 3pm on the Winter Solstice.

k) Request was made for the following;

- *Look into amending the HBW DCP to relocate the park on the southern side*
- *Provide solar amenity investigations as to the impacted residential flat buildings to the south*
- *Introduce a larger setback on the south side of block B to increase solar amenity on adjoining residential block.*

Applicant Comment: The proposed location of the park is consistent with the current DCP, being HBW DCP (Amendment No. 1). HBW DCP (Amendment No. 1) was adopted by the former Director General of the Department of Planning and Infrastructure on 9 July 2013, and came into effect on 31 July 2013.

In response to the issues raised, the tower form on Block B has been reconfigured to align more closely with the envelope layout in the DCP. This will ensure that any overshadowing impacts are consistent with those envisaged by the DCP.

l) Concern was raised as to the solar access of the park given its proximity to lot 9.

Applicant Comment: Shadow studies submitted with the Development Application show the solar access available to the public open space on Block B on the Winter Solstice, taking into account the proximity of Lot 9 to the north. As the shadow diagrams are based on the Winter Solstice, they represent the worst case scenario from an overshadowing perspective.

The Shadow Diagrams show that adequate solar access will be achieved to the open space on Block B. Notably, the public open space will be in full sun at midday on the Winter Solstice, during the critical lunch time period. The public open space in Block B will also receive areas of sunlight at 9am and 3pm.

m) Concern is raised as to the significant reduction of solar access to the adjoining residential buildings to the south (including the lack of winter sun).

Applicant Comment: Shadow analysis verification has been undertaken since the public meeting and has demonstrated that there are no significant impacts from overshadowing. Marginal impacts from the proposed alignment of the tower to Block B have been eliminated through the proposed realignment in accordance with the DCP.

n) Concern was raised that there was more importance placed on the solar access to the park than to solar access to residential windows.

Applicant Comment: It is an established urban design principal that solar access should be maintained to public open spaces, in order to improve amenity and enjoyment by the broader community. Further, the repositioning of the park (and subsequent relocation of the building form to the south of Block B) does not limit the ability of dwellings on the opposite side of Nuvolari Drive to achieve two hours of solar access between 9am and 3pm on the Winter Solstice. The relocation of the 16 storey element to be more consistent with the DCP will ensure that any overshadowing impacts are consistent with those envisaged by the DCP.

o) Concern was raised as to no investigation being undertaken as to the cumulative shadowing of all developments in Wentworth Point and how it is being addressed.

Applicant Comment: The overshadowing impacts associated with the development have now been considered to an appropriate level of detail. The overshadowing impacts of individual developments will be considered as part of each DA on the Wentworth Point peninsula.

p) Concern was raised as to the tilting and location of the tower on Block B impacting on solar amenity to the residential developments to the south.

Applicant Comment: The tower on Block B has been relocated and realigned to be more consistent with DCP (Amendment No. 1).

q) Concern was raised as to the perceived bulk and scale of the tower development. It was noted that there will be a lack of solar and visual relief in built form.

Applicant Comment: The general built form and massing is generally consistent with that envisaged by HBW DCP (Amendment No. 1). Notably, the tower on Block B has been realigned to be more consistent with the DCP. The building envelopes will continue to be 'tilted' on Block A and Block C. In addition to providing improved solar access within the proposed development, the 'tilting' of the building envelopes will assist in mitigating the perceived mass of the built form, and provide some relief from the orthogonal forms seen elsewhere on the peninsula.

r) Concern was raised as to all buildings in Wentworth Point looking similar. There is a need for attractive buildings to be created.

Applicant Comment: The detailed design of the development, including details of materiality and building articulation, will form part of future development applications to Council. However, the proposed tilting of some of the built forms will assist in distinguishing and differentiating the Lot 8 development from other sites on the peninsula.

s) Consideration should be given to the use of 'Green walls' or 'Living walls' in regards to the design of the development.

Applicant Comment: Details of the proposed facades and materiality will form part of future detailed DAs.

The proposal is consistent with the objectives and statutory requirements of Sydney Regional Environmental Plan No. 24 and the Homebush Bay West Development Control Plan Amendment No. 1. The concept plan incorporates suitable building separation and location which is considered to minimize significant amenity impact on adjoining residential uses. It is noted that each subsequent stage will incorporate a built form design, where additional articulation and building design will occur which will take into consideration the impact on adjoining properties.

As previously discussed, the location of the park is in accordance with the HBW DCP Amendment No. 1 and is considered to be acceptable given the revised design framework as provided within the HBW DCP Amendment No. 1 to facilitate tower forms.

Council officers are satisfied that suitable documentation has been provided to support the concept staged plan and does not envisage any significant amenity concern given compliance with the statutory requirements.

Statutory Requirements

t) Concern was raised as to the compliance with State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings and how it is to be achieved in regards to solar amenity/access.

Applicant Comment: The shadow studies undertaken as part of this response demonstrate that surrounding dwellings, including those to the south of the site, will continue to achieve 2 hours of solar access in accordance with the SEPP 65 'Rules of Thumb'.

u) Concern was raised that there appears to be fundamental planning and design issues as part of the Wentworth Point precinct.

Applicant Comment: The illustrative layout established for the site under the HBW DCP (Amendment No. 1) determines the built form layout for the site. The DCP has been subject to a rigorous planning and urban design process. The proposed building envelopes are generally consistent with the illustrative envelope layout established under the DCP, and are therefore considered appropriate.

Council officers considers that the staged development application is consistent with the applicable statutory requirements of the locality

Notification and Application Procedures

v) Concern was raised as to the scope of consultation undertaken by the Department of Planning for the amendment to the HBW DCP.

Applicant Comment: Public exhibition of draft DCPs is a statutory requirement under the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000. The draft DCP Amendment was publicly exhibited for a period of 66 days between December 2012 and February 2013, which is in excess of the minimum statutory period of 28 days.

The documents were available for viewing on the then Department of Planning and Infrastructure's website, at the Department's offices and at Auburn Council. An evening drop in session was also held in February 2013 at Wentworth Point. The DCP Amendment subsequently came into effect in July 2013.

w) Consideration should be made to contacting the relevant government body (Department of Planning) to investigate relocating the location of the park on Block B. Council to provide contact details for the premier, planning department and relevant minister.

Noted by Applicant

x) Request that feedback of the consultation be provided to the attendees.

Noted by Applicant

y) Consideration should be made to having community consultations associated with Wentworth Point developments in Wentworth Point.

Noted by Applicant

As nominated above, the amendment to the HBW DCP was notified by the Department of Planning and enquiries put forth by the public in regards to the amendment should be directed to the state agency.

Miscellaneous Enquiries

z) Whether there would be any community spaces to be provided as part of the development (i.e. recreation areas, schools, libraries etc)

Applicant Comment: The proposed development is consistent with the residential, commercial and retail floor space areas that are permissible on the site under the HBW DCP (Amendment No. 1). There is no obligation to provide any community facilities on this site. Notwithstanding this, a range of facilities are being provided elsewhere on the peninsula, including a library, retail uses and a new primary school.

aa) What the potential timeframe was for the development from beginning to completion.

Applicant Comment: The proposed development is a Stage 1 DA, and does not seek approval for any physical works on the site. Physical works will be subject to future, separate DAs. As a result, a detailed Construction Management Plan has not been prepared, and it is not yet known how long the construction process will take. Notwithstanding this, it is anticipated that the development will be delivered in three stages comprising Block A, Block B and Blocks C / D. It is noted that these future applications may also be staged, depending on market conditions at the time. It is anticipated that the existing uses will continue to operate (in part) whilst construction takes place.

Detailed staging plans, which anticipate the ongoing operation of the site as it is developed, will accompany each subsequent DA. These plans will take into account vehicle movement systems, construction of new streets and the like.

bb) Question posed as to who was responsible for the construction of the park.

Applicant Comment: The Park will be constructed by Homebush Bay Properties Pty Ltd.

cc) Concern as to the continuation of the trucking company in conjunction with the residential development occurring.

Applicant Comment: It is anticipated that the existing uses will continue to operate (in part) whilst construction takes place.

dd) Request that consideration be given to the provision of visitors/short term accommodation given that it is an upcoming trend in residential markets. Can the buildings be designed so as to accommodate this trend so as to be easily managed in the future.

Applicant Comment: The proposal does not incorporate visitor or short term accommodation.

ee) More consideration should be given to providing the infrastructure needed to facilitate the overall development of Wentworth Point (e.g. community facilities, transport etc).

Applicant Comment: There is no obligation to provide any community facilities on this site. Notwithstanding this, a range of facilities are being provided elsewhere on the peninsula, including a library, retail uses and a new primary school.

The development proposal is for a staged development establishing a concept stage for a mixed used development. As nominated, the proposed development is consistent with the residential, commercial and retail floor space areas that are permissible on the site under the HBW DCP (Amendment No. 1)

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

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

In view of the foregoing analysis it is considered that the development, if carried out subject to the conditions set out in the recommendation below, will have no significant adverse impacts on the public interest.

18. Operational Plan / Delivery Program

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

19. Conclusion

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

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

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

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

(SECTION A-A)

Summary of Compliance

The compliance table below contains a summary of the applicable development standards and a compliance checklist relative to the subject development application no. DA-19/2015:-

Standard	Requirement	Proposal	Compliance	Percentage variance
SEPP 65 - Residential Flat Design Code:				
Building Separation	Refer to pg. 28 of RFDC	Proposal incorporates suitable compliance with internal block separations and separations to adjoining precincts.	Yes, Areas of noncompliance relate to blank walls and is considered acceptable given that individual apartment amenity is	N/A

			maintained.	
Communal Open Space	Min. 25-30% site area, larger sites – 30%	The communal open spaces provided by the podium courtyards, park on Block B, plaza at the termination of Verona Drive and the foreshore open space comprise over 25% of the site area. Details will be provided during each relevant built stage.	Yes	N/A
Deep Soil	Min. 25%	22%	**No**, **difficult to satisfy due to existing site constraints. Refer to discussion under RFDC compliance table (Appendix B)**	**25%**
Daylight / Solar Access	Min. 2hr for 70% of apartments;	Min. 2hr for 70% of apartments – Further detail to be provided in each subsequent built form stage.	Yes	N/A
Natural Ventilation	Min. 60% of apartments	Min. 60% of apartments – Further detail to be provided in each subsequent built form stage.	Yes	N/A
Homebush Bay West DCP				
Street Setbacks				
Hill Road	8m	8m	Yes	N/A
Major E/W	5m	5m	Yes	N/A
Major N/S	3-4m	3m	Yes	N/A
Secondary N/S	3m	3m	Yes	N/A
Waterfront	30m	30m	Yes	N/A
Foreshore Plaza/Loop Road	20m (for a maximum extent of 25m)	20m (for a maximum extent of 25m)	Yes	N/A
Foreshore Plaza	Additional 5m (10m)	Additional 5m (10m)		
Homebush Bay West Amendment No. 1				
Gross Floor Area	Cummulative total must not exceed 97,087 sqm	97,087sqm	Yes	N/A
Floor Plate for Towers	Max. 950 sqm	Max. 950 sqm	Yes	N/A
Building Height	4, 6, 8, 16 and 20	4, 6, 8, 16 and 20	Yes	N/A

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 $62,384,348,.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				
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.
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.
*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 Foreshore Boulevard frontage as per the desired future character of the area that is earmarked for such development.
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				
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 staged development of lot 8 includes the construction of Verona Drive and Marine Parade and continuation of Savona Drive and Monza Drive. Additionally, access to the bridge to Rhodes Peninsula is linked in within the precinct. The site is well positioned to utilise existing ferry, bus and cycle routes established in the precinct.
To protect the Homebush Bay Area and land surrounding it from adverse effects resulting from the holding of major public events.	☐	☐	☒	The proposed development does not constitute a major public facility and thus will not cause any such adverse effects.
Quality and Nature of Urban Form				
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.	☐	☐	☒	
To promote ESD.	☐	☐	☒	Ecological sustainable development principles will form part of any subsequent stage incorporating physical works on site. It is noted that every apartment in the subsequent stages of the development would be supported BASIX Certificates and subject to BASIX commitments.
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.	☒	☐	☐	
To enable the habitat of birds protected under international agreements for the protection of migratory birds to be conserved.	☐	☐	☒	
Clause 12 continued				

Requirement	Yes	No	N/A	Comment
Environmental and Heritage Protection *To protect sensitive natural environments, such as wetlands, woodlands and grasslands/wetlands (as shown on the map marked "Homebush Bay Area - Environmental Conservation Areas Map"), by identifying environmental conservation areas and ensuring ecological significance of these areas is not reduced.*	☐	☐	☒	There are no heritage listed sites situated adjacent or adjoining to the site.
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: *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.
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.
The appearance, from the waterway and the foreshores of the development.	☐	☐	☒	The proposal relates to a staged development application and does not incorporate any built stage. Subsequent stages will incorporate detailed designs.
(c1) The impact of the development on significant views.	☒	☐	☐	
The effect of the development on drainage patterns, ground water, flood patterns and wetland viability.	☒	☐	☐	Council's Engineering Department has assessed the proposed conceptual stormwater drainage system and considers the proposal acceptable, subject to the inclusion of conditions in any development consent that may be issued.
The extent to which the development encompasses the principles of ESD.	☒	☐	☐	Ecological sustainable development principles will form part of any subsequent stage incorporating physical works on site. It is noted that every apartment in the subsequent stages of the development would be supported BASIX Certificates and subject to BASIX commitments.
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.	☐	☐	☒	
The impact of carrying out the development on heritage items, heritage conservation areas and potential historical archaeological sites.	☐	☐	☒	
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).
The issues listed in Schedule 7.	☐	☐	☒	Schedule 7 requirements apply only to the development of major public facilities

Requirement	Yes	No	N/A	Comment
				or within conservation areas.
Clause 14 Consultation with other public bodies *Within 14 days of receipt of a DA, the consent authority must seek the views on the proposal of the following:*				
Sydney Olympic Park Authority for DAs that are on or immediately land vested in that Authority, that are on land having a site area of 10,000sqm or more or that have a proposed floor space of 20,000sqm or more, or that are likely to have a significant impact on land vested in that authority.	☒	☐	☐	The development application was referred to Sydney Olympic Park Authority for comment. The Authority has raised no objection to the development as per a written Email statement of 13 March 2015.
The council of the LGA in which it is proposed the development will be carried out.	☒	☐	☐	Auburn City Council has undertaken the assessment of the proposal and refers it to the Joint Regional Planning Panel - Sydney West for determination.
b1) The council of each LGA adjoining the LGA in which it is proposed the development will be carried out if the development proposed could have a significant impact on. *to e) (Repealed)* *The consent authority must not determine the application until:*	☐	☐	☒	The site does not share any physical boundaries with another Local Government Area and will not have any significant detrimental impact on those which adjoin across Homebush Bay.
The views of the public or other authorities consulted have been received, or	☒	☐	☐	Submissions from public authorities have been considered in the External Referrals Section above.
A period of 28 days has elapsed since those views were sought.	☒	☐	☐	
Clause 15 Temporary Uses *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.* *Before granting consent to such a use, the consent authority must be satisfied that:*	☐	☐	☒	The proposed development does not comprise a temporary use and hence Clause 15 will not apply to the application.
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.	☐	☐	☒	
The use will be limited to such period as the consent authority stipulates.	☐	☐	☒	
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.	☐	☐	☒	
The use will not have any detrimental effects on the natural environment.	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
Clause 16 Master plans *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:* *There is a master plan for the subject land.* *The consent authority has taken the master plan into consideration, and* *The development is consistent with the master plan.* *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.* *This clause does not apply to minor development specified in Schedule 10.*	☐ ☐ ☐ ☐ ☒	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☐	The development is generally consistent with the Homebush Bay West Development Control Plan as amended which has been used primarily in the assessment of the development application.
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.*	☒	☐	☐	Suitable supporting documentation demonstrates that suitable services can be made available to the site.
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:* *The findings and recommendations of that report;* *The impact of the proposed development on flood flows and whether compensatory works should be provided;* *If land filling is involved, whether compensatory flood storage or other flood mitigation works should be provided;* *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:* *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.* *(Repealed)* *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.*	☒ ☐	☐ ☐	☐ ☒	Relevant investigations into contamination conditions of the specific development area of the subject site have been undertaken. As identified under State Environmental Planning Policy 55 "Remediation of Land", the development application was referred to Council's Environment and Health Officers for assessment with the conclusion that the development application may proceed subject to conditions. Suitable landscaping is to be provided as part of each development stage.

Requirement	Yes	No	N/A	Comment
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*.	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	The proposal relates to a staged development where the subject development does not incorporate any physical works. It is noted that there is to be limited excavation works carried out for the development due to the site constraints. Suitable documentation will form part of any future stage involving physical works.
Clause 21 Development of major public facilities *Consent authority must:* *Ensure that the development proposal has been dealt with in accordance with s79A of the Act as advertised development.* *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 *This clause applies to land within an environmental conservation area (ECA).* *The consent authority must not consent to a development in an ECA if that development would reduce significantly the ecological value of that ECA.* *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.* *(Repealed)* *Before granting consent, the consent authority:* *Must ensure the development proposal has been dealt with in accordance with s79A of the Act as advertised development.* *May refuse to grant the application unless the issues listed in Schedule 7 have been adequately*	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	The development site is not identified as an environmental conservation area. Precinct D is the subject of extensive redevelopment from industrial use to residential use for medium to high density living.

Requirement	Yes	No	N/A	Comment
addressed. *Must take into account:* *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.* *Development consent (reference no. S/38/3/98) granted by the Minister in relation to the development of the Millennium Parklands.* *Must consider consistency with:* *SOPA Frog Management Plan.* *Any relevant Master Plan.* 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*.	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	
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 within 30 metres of the Millennium Parklands (across Hill Road) but the plans in this application will not impact on environmental conservation areas. The development is 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 acts as a buffer to the more sensitive areas to the west. The proposed development will support the future aims and objectives of this part of the peninsula being a redevelopment for high density residential uses. The development application is supported under the Clause.
Clause 24 Protection of heritage items and heritage conservation areas When is consent required? The following development may be carried out only with development consent: (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area, (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,	☐ ☐	☐ ☐	☒ ☒	The subject site does not contain any items of heritage and is not identified as a conservation area under Schedule 4.

Requirement	Yes	No	N/A	Comment
(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.	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	
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. **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				

Requirement	Yes	No	N/A	Comment
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*: (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	☐	☐	☒	The site is not listed as a heritage item under the plan and a formal and detailed heritage assessment is not required.
(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 (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*				

Requirement	Yes	No	N/A	Comment
archaeological site of a relic that has Aboriginal heritage significance, the consent authority must:				
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.	☐	☐	☒	The proposed development will not have any impact upon any identified places or potential places of aboriginal significance or archaeological sites.
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.	☐	☐	☒	
be satisfied that any necessary excavation permit required by the *Heritage Act 1977* has been granted.	☐	☐	☒	
Clause 28 Development affecting known or potential historical archaeological sites of relics of non-Aboriginal heritage significance				
(1) Before granting consent for development that will be carried out on an archaeological site or a potential historical archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of a relic of Aboriginal heritage significance), the consent authority must:	☐	☐	☒	The subject site is not identified as an archaeological or potential archaeological site.
(a) Consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site.	☐	☐	☒	
(b) be satisfied that any necessary excavation permit required by the Heritage Act 1977 has been granted.	☐	☐	☒	
(2) This clause does not apply if the proposal: *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.* *Is integrated development.*	☒	☐	☐	
Clause 29 Development in the vicinity of a heritage item				
(1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item and of any heritage conservation area within which it is situated.	☐	☐	☒	There are no items of heritage significance or conservation areas in the immediate vicinity of the subject site.
(2) This clause extends to development:				
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	☐	☐	☒	
That may undermine or otherwise cause physical damage to a heritage item, or	☐	☐	☒	
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.	☐	☐	☒	
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
significance, visual curtilage and setting of the heritage item. *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.*	☐	☐	☒	
Clause 30 Development in heritage conservation areas *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.* *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):* *The pitch and form of the roof (if any);* *The style, size, proportion and position of the openings for windows or doors (if any);* *The colour, texture, style, size and type of finish of the materials to be used on the exterior of the building;* *The landscaped area of the site.*	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	The subject site is not identified as being located within a heritage conservation area.

b) <u>State Environmental Planning Policy No.65 – Quality Design of Residential Flat Development</u>

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. It is noted that each subsequent stage of the development will incorporate detailed building designs to facilitate the design principles as prescribed by this legislation.

Requirement	Yes	No	N/A	Comment
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 staged development is to be located within Precinct D as delineated in the HBW DCP and associated amendment. Enhancements proposed in this application do not diminish the potential for detailed architectural responses to the scale and setting of each stage.
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 as amended (refer to detailed assessments below).
Principle 3: Built form *Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.* *Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*	☒	☐	☐	The proposed built form is generally considered to be consistent with the HBWDCP as amended (refer to detailed assessments below). This development proposes modifications to the orientation of parts of the building forms proposed in the DCP. The proposed changes, while intended to improve solar access, will also improve outlooks to water, create diversity in the Hill Road streetscape and will read cohesively with similar changes already underway on Lot 10 to the north of the site. Although the application does not incorporate final designs for each building, Council officers can be satisfied that the building locations and associated massing will be consistent with this part.
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 = 62,283 sqm (Blocks A-D): The development will contribute a likely yield of 1244 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.
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*	☒	☐	☐	The subject development does not incorporate any buildings and relates to building location, layout and massing. BASIX Certificates shall be submitted for each built form stage of the development.

Requirement	Yes	No	N/A	Comment
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.				
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. This Stage 1 Development Applications sets out a framework for subsequent detailed proposals and acknowledges the important roles of setbacks, street planting, private courtyards and the park in creating a future landscape setting.
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*.	☒	☐	☐	Council officers are satisfied that the proposal will deliver sufficient amenity to residents of the buildings to be built in the associated stages of the development. The proposed block forms performs satisfactorily with the relevant core requirements of the Residential Flat Design Code and Homebush Bay West DCP 2004, as amended; in relation to 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.*	☒	☐	☐	Although the application does not incorporate final designs for each building, Council officers can be satisfied that the building locations and associated massing will be consistent with this part. Safety and security will form part of each subsequent built form stage.
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.*	☒	☐	☐	A diverse mix of apartment types has been used in the Capacity Study and retail activities have been located to augment the proposed park on Block B. Further detailed ideas will be the subject of subsequent design in separate Development Applications.

Requirement	Yes	No	N/A	Comment
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.*	☒	☐	☐	Although the application does not incorporate final designs for each building, Council officers can be satisfied that the building locations and associated massing will be consistent with this part. Building design will form part of each subsequent built form stage.
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. It is also noted that limited application of the design code can be applied given that the subject application relates to building layouts and massing only. Future stages will incorporate an in-depth design assessment for any built form.

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

Residential Flat Design Code

Requirement	Yes	No	N/A	Comment
Part 1 - Local Context				
Building Type				
Residential Flat Building. Terrace. Townhouse. **Mixed-use development.** Hybrid.	☐ ☐ ☐ ☒ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☐ ☐ ☒	The proposed development consists of a mixed use staged development.
Subdivision and Amalgamation				
Objectives Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context. Isolated or disadvantaged sites avoided.	☐ ☒	☐ ☐	☒ ☐	The proposal does not set out any formal subdivision of the site. No isolated sites are created by this development.
Building Height				
Objectives To ensure future development responds to the desired scale and character of the street and local area.	☒	☐	☐	The proposed building heights within the precinct are consistent to that nominated within the HBW DCP as amended.

Requirement	Yes	No	N/A	Comment
To allow reasonable daylight access to all developments and the public domain.	☒	☐	☐	
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 development relates to concept building forms and does not incorporate any fenestration or balconies to be able to establish a definitive building depth. It is considered that the proposed development will allow for specific compliance with this part during each built form stage.
Controls The maximum internal plan depth of a building should be 18 metres from glass line to glass line. 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. Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation. 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.	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	As 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. Separation between building elements within each block have been designed to comply with SEPP 65 guidelines. Where interpretation is required the separations are designed so that habitable rooms do not face other habitable rooms but rather, look onto end-wall conditions where privacy between apartments can be controlled.
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	☒	☐	☐	Internal Block separation *Block A* Suitable separation of 18m is generally provided between 8 storey buildings. It is noted that a minor portion incorporates a 12m separation however it is nominated that this separation will incorporate at least

Requirement	Yes	No	N/A	Comment
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 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.	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	one blank wall minimising any overlooking. *Block B* Suitable separation of 18m is generally provided between 8 storey buildings. It is noted that a minor portion incorporates a 12m separation however it is nominated that this separation will incorporate at least one blank wall minimising any overlooking. *Block C* Suitable separation of 18m is generally provided between 8 storey buildings. It is noted that two minor portions incorporate a 12m separation however it is nominated that this separation will incorporate at least one blank wall minimising any overlooking. *Block D* Suitable separation of 18m is generally provided between 8 storey buildings. It is noted that two minor portions incorporate a 13m separation however it is nominated that this separation will incorporate at least one blank wall minimising any overlooking. Where a variation in building separation is sought, the development will rely on design features to protect visual and acoustic privacy, such as: · provision of solid walls; · off-setting of windows; · orientating apartments to have their primary address / outlook away from neighbouring buildings; and · use of privacy blinds and louvres. These design features will be further explored at the detailed DA stages of each block. <u>External Block separation</u> Verona Drive: A 25m ROW plus 5m setback on either side incorporates a separation distance between Precinct D and Precinct C of 35 metres. **Note:** Height limited between 8 and 20 storeys between these blocks. Nuvolari Place: A 25m ROW plus 5m setback on either side incorporates a separation distance between Precinct D and Precinct E/F of 35 metres. **Note:** Height limited between 8 and 8 storeys between these blocks. Monza Drive: A 25m ROW plus 3m setback on either side incorporates a separation distance between Blocks B and C of 31 metres. **Note:** Height limited between 16 and 20 storeys between these blocks. Savona Drive: A 14.5m ROW plus 3m setback on either side incorporates a

Requirement	Yes	No	N/A	Comment
				separation distance between Blocks A and B of 20.5 metres. **Note:** Height limited between 6 and 8 storeys between these blocks. Marine Parade: A 14.5m ROW plus 3m setback on either side incorporates a separation distance between Blocks A and B of 20.5 metres. **Note:** Height limited between 6 and 8 storeys between these blocks.
Street Setbacks				
Objectives To establish the desired spatial proportions of the street and define the street edge. To create a clear threshold by providing a transition between public and private space. To assist in achieving good visual privacy to apartments from the street. 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.
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. The submitted shadow diagrams highlight that the proposed variations to the DCP massing will result in a small number of apartments being overshadowed, however all apartments will continue to achieve at least 2 hours of solar access on the winter solstice. The diagrams show that the design will have no additional overshadowing impacts after 12pm on the Winter Solstice, compared to what was envisaged under the DCP.
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 being underground carparking.
Side & Rear Setbacks				

Requirement	Yes	No	N/A	Comment
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 as amended, requirements.
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, broken into 4 blocks when all stages are finalised.
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				
Objectives To ensure that development is in keeping with the optimum capacity of the site and the local area.	☒	☐	☐	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 16,000sqm of floor space has been granted for precinct D (Lot 8), with the floor space being distributed between residential, commercial/retail/maritime and public open space.
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.	☒	☐	☐	
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.	☒	☐	☐	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.
A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the application.	☒	☐	☐	
Deep Soil Zones				
Objectives To assist with management of the water table.	☐	☒	☐	**As discussed below.**
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.	☐	☒	☐	

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 zones are 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 in some circumstances given water table concerns. Thus the development has therefore been designed with a new topography to accommodate parking above ground over several levels.** **In addition, the HBW DCP 2004 acknowledges the limitations of achieving the deep soil requirement and as such compliance is considered to be onerous.** **Notwithstanding, a suitable concept 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. Although no fences and walls have been proposed under this application, it is considered the subsequent built form stages will incorporate suitable fencing structures to adhere to this part.
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.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Although no fences and walls have been proposed under this application, it is considered the subsequent built form stages will incorporate suitable fencing structures to adhere to this part.
Landscape Design				
Objectives To add value to residents' quality of life within the development in the forms of privacy, outlook and views. To provide habitat for native indigenous plants and animals. To improve stormwater quality and reduce	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	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 courtyard areas.

Requirement	Yes	No	N/A	Comment
quantity. To improve the microclimate and solar performance within the development. To improve urban air quality. To contribute to biodiversity.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	
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. 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. 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.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	The proposal has been supported by a concept landscape plan nominating core landscaping areas within the precinct. It is noted that subsequent built form stages arising from the concept plan would incorporate full landscaping details.
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 incorporates 4 blocks (A through D) each with an internal courtyard of communal open space. It is noted that Block B will incorporate a large pocket park as part of its built form as required by the HBW DCP as amended.
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.	☒ ☒	☐ ☐	☐ ☐	The proposed development incorporates 4 blocks (A through D) each with an internal courtyard of communal open space. It is noted that Block B will incorporate a large pocket park as part of its built form as required by the HBW DCP as amended.
Provide open space for each apartment capable of enhancing residential amenity in the form of 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	☒ ☒	☐ ☐	☐ ☐	The application relates to a concept stage only relating to building layout and associated massing. The application does not incorporate any built stage where significant detail of private open space associated with individual apartments would be provided.

Requirement	Yes	No	N/A	Comment
outlook; have increased visual privacy between apartments.				It is considered that the development, once realised would be able to cater for the requirements of this part.
Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area.	☒	☐	☐	
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%.	☒	☐	☐	
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.	☐	☐	☒	
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.	☐	☐	☒	
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 pocket park located within Block B, whilst also optimising solar access and natural ventilation opportunities by tilting buildings so as to have a greater northerly aspect.
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 proposal does not incorporate detailed landscaping requirements as part of the concept design. In this regard this part is not applicable. Subsequent built form stages will incorporate sufficient detail as to planting on structures.
To encourage the establishment and healthy growth of trees in urban areas.	☒	☐	☐	
Design Practice Design for optimum conditions for plant growth by:	☐	☐	☒	As above

Requirement	Yes	No	N/A	Comment
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.				
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.	☐	☐	☒	
Minimum standards: Large trees such as figs (canopy diameter of up to 16 metres at maturity): Minimum soil volume 150cum; Minimum soil depth 1.3 metres; Minimum soil area 10 metres by 10 metres.	☐	☐	☒	
Medium trees (canopy diameter of up to 8 metres at maturity): Minimum soil volume 35cum; Minimum soil depth 1 metre; Approximate soil area 6 metres by 6 metres.	☐	☐	☒	
Small trees (canopy diameter of up to 4 metres at maturity): Minimum soil volume 9cum; Minimum soil depth 800mm; Approximate soil area 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				
<u>Objectives</u> To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways.	☒	☐	☐	The Stormwater drainage concept design is considered acceptable subject to detailed conditions to be included in any consent issued for the development.
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.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.	☒ ☒ ☐ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☒ ☐ ☐ ☐	The Stormwater drainage concept design is considered acceptable subject to detailed conditions to be included in any consent issued for the development.
Safety				
Objectives To ensure residential flat developments are safe and secure for residents and visitors. To contribute to the safety of the public domain.	☒ ☒	☐ ☐	☐ ☐	Although the application does not incorporate final designs for each building, Council officers can be satisfied that the building locations and associated massing will be consistent with this part. Safety and security will form part of each subsequent built form stage.
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 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	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	As above .

Requirement	Yes	No	N/A	Comment
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. Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.	☐	☐	☒	
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 location and massing of buildings within the concept plan 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. Where a variation in building separation is sought, the development will rely on design features to protect visual and acoustic privacy, such as: · provision of solid walls; · off-setting of windows; · orientating apartments to have their primary address / outlook away from neighbouring buildings; and · use of privacy blinds and louvres. These design features will be further explored at the detailed DA stages of each block.
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.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Although the proposed development does not incorporate any built stage, it is considered that any future stage can be made to be consistent with the Building Entry Objectives.
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. Provide as direct a physical and visual connection as possible between the street and the entry.	☐ ☐	☐ ☐	☒ ☒	The development application is for a concept layout of buildings and associated massing, building entrances do not form part of this application and are envisaged to be part of any future built form stages.

Requirement	Yes	No	N/A	Comment
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.	☐	☐	☒	
Parking				
Objectives To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport - public transport, bicycling and walking.	☒	☐	☐	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 parking levels which do not impact upon the aesthetic design of the building.
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.	☒	☐	☐	
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.	☒	☐	☐	The proposal has been supported by traffic impact assessment, prepared by Thompson Stanbury Associates dated January 2015. Thomson Stanbury Associates have assessed the ability of the individual development blocks to comply with the relevant car parking requirements set out in the HBW DCP. The likely apartment yield and mix requires a total of 1,683 parking spaces to be provided across the four development blocks. In summary, the assessment confirms that each development block is capable of accommodating the required number of residential parking spaces, as well as the necessary number of commercial / retail spaces, where required.
Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.	☐	☐	☒	
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.	☐	☐	☒	
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.	☐	☐	☒	
Pedestrian Access				
Objectives To promote residential flat development which is	☒	☐	☐	The development application is for a

Requirement	Yes	No	N/A	Comment
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 apartments and use communal areas via minimum grade ramps, paths, access ways or lifts.	☒	☐	☐	concept layout of buildings and associated massing, pedestrian access does not form part of this application and are envisaged to be part of any future built form stages. It is considered that suitable pedestrian access will be accommodated on site and will be in the form of grade ramps, paths access ways and lifts.
<u>Design Practice</u> 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. 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. 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. 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. Follow the accessibility standard set out in AS1428 as a minimum. Provide barrier free access to at least 20% of dwellings in the development.	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	As above.
Vehicle Access				
<u>Objectives</u> 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. The proposal incorporates indicative vehicle access points for each block to determine vehicle and service truck access.
<u>Design Practice</u> Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts. Ensure adequate separation distances between vehicular entries and street intersections. 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. 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	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The concept plan generally incorporates two access ways per block for the purposes of both car and service truck access respectively. Block D is to incorporate one access way only. Primary access to each block is to be off north south streets being Savona Drive, Monza Drive and Marine Parade, with one access off Verona Drive. No access is to occur on Nuvolari Place. Specific details of access and arrangement of carparking is to be incorporated within the future buit form stages of the development.

Requirement	Yes	No	N/A	Comment
incorporated into the façade design and materials selection and that building services – pipes and ducts – are concealed; return the façade material into the car park entry recess for the extent visible from the street as a minimum.				
Generally limit the width of driveways to a maximum of 6 metres.	☒	☐	☐	
Locate vehicle entries away from main pedestrian entries and on secondary frontages.	☒	☐	☐	
Part 03 Building Design				
Apartment Layout				
Objectives				
To ensure the spatial arrangement of apartments is functional and well organised.	☒	☐	☐	The proposed development is considered to be generally consistent/can be made consistent with the Apartment Layout objectives. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
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.	☒	☐	☐	
Design Practice				
Determine appropriate sizes in relation to: geographic location and market demands; the spatial configuration of an apartments; affordability.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	
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.	☐	☐	☒	
Include adequate storage space in apartment.	☐	☐	☒	
Ensure apartment layouts and dimensions facilitate furniture removal and placement.	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
Single aspect apartments should be limited in depth to 8 metres from a window.	☐	☐	☒	
The back of a kitchen should be no more than 8 metres from a window.	☐	☐	☒	
The width of cross-over/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 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: 1 bed = 50sqm, 2 bed = 70sqm, 3 bed = 95sqm.	☐	☐	☒	
Apartment Mix				
Objectives 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 generally 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. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing.
Design Practice 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. Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved. 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.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The development has been supported by a likely yield of apartments and apartment types as nominated below. The development has the following likely bedroom mix:- • 1 bedroom apartments = 235 (19%). • 2 bedroom apartments = 920 (74%). • 3 bedroom apartments = 89 (7%). Likely Total = 1244 (100%) The requirement is subject to detail design and will form part of each built stage.
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.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be generally consistent with the Balconies objectives. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
Design Practice Where other private open space is not provided, provide at least one primary balcony.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
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.	☐	☐	☒	
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.	☐	☐	☒	
Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy.	☐	☐	☒	
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).	☐	☐	☒	
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				
<u>Objectives</u> 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 flexibility of use. To achieve quality interior spaces while considering the external building form requirements.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be generally consistent with the Ceiling Heights objectives It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.

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 requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	
Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate.	☐	☐	☒	
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:	☐	☐	☒	
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 generally consistent with the Flexibility objectives.
To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.	☒	☐	☐	It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing.
To encourage adaptive reuse.	☒	☐	☐	
To save the embodied energy expended in building demolition.	☒	☐	☐	The requirement is subject to detail design and will form part of each built stage.
Design Practice				

Requirement	Yes	No	N/A	Comment
Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long by: thin building cross sections, which are suitable for residential or commercial uses; a mix of apartment types; higher ceilings in particular on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or moveable wall systems.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
Provide apartment layouts which accommodate the changing use of rooms.	☐	☐	☒	
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.	☐	☐	☒	
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 generally consistent with the objectives as the design of the building complex provides for apartments to be oriented to all street frontages. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
private open space, preferably as a terrace or garden.				
Internal Circulation				
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 generally consistent with the Internal Circulation objectives. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
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. 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. 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. 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.	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage.
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 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	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposal is a mixed use development and satisfies the objectives of this part. The concept design allows all retail/commercial space to front the pocket park and foreshore promenade to ensure the development will contribute to the public domain.

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	The proposed development is considered to be generally consistent with the storage objectives.
To provide storage for sporting, leisure, fitness and hobby equipment.	☒	☐	☐	It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	
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; 1 bed = 6cum; 2 bed = 8cum; 3+ bed = 10cum.	☐	☐	☒	
Acoustic Amenity				

Requirement	Yes	No	N/A	Comment
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 generally consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation. As nominated through consultation with Councils Environmental Health officer, the proposal will incorporate conditions to ensure that acoustic amenity is assessed under each separate stage incorporating physical works.
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.	☐	☐	☒	The requirement is subject to detailed monitoring and assessment and will form part of each built stage. As nominated through consultation with Councils Environmental Health officer, the proposal will incorporate conditions to ensure that acoustic amenity is assessed under each separate stage incorporating physical works
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.	☐	☐	☒	
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.	☐	☐	☒	
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.	☐	☐	☒	
Daylight Access				
Objectives To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.	☒	☐	☐	The proposed development is considered to be generally consistent with the Daylight Access Objectives.
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.	☒	☐	☐	
Design Practice Plan the site so that new residential flat development is oriented to optimise northern aspect.	☒	☐	☐	The proposed massing of the development has been designed to increase northerly aspect to increase daylight access to units within the development. This particularly evident in the redesign of the Blocks A and C.
Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.	☒	☐	☐	The shadow plans provided indicate that the communal open space of each block will receive sufficient daylight access. Adequate solar access will generally be achieved to the open spaces within the

Requirement	Yes	No	N/A	Comment
				site, with areas of sunlight available to the public open space in the northern part of Block B, podium courtyards and the foreshore open space during the morning and at midday. Notably, the public open space in Block B will be in full sun at midday on the Winter Solstice, during the critical lunch time period. Whilst the courtyard podiums and foreshore area will be shadowed at 3pm, the public open space in Block B will continue to receive adequate solar access at 3pm on the Winter Solstice.
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 requirement is subject to detail design and will form part of each built stage.
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).	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	
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 requirement is subject to detail design and will form part of each built stage. However, the applicant has provided suitable documentation to demonstrate that each block will achieve a minimum of two hours of direct sunlight between 9 am and 3 pm 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.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
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 generally consistent with the Natural Ventilation objectives.
To provide natural ventilation in non-habitable rooms, where possible.	☒	☐	☐	The requirement is subject to detail design and will form part of each built stage. This will include variances to apartment types and configurations so as to achieve compliance.
To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.	☒	☐	☐	
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 requirement is subject to detail design and will form part of each built stage. This will include variances to apartment types and configurations so as to achieve compliance.
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.	☐	☐	☒	
60% of residential units should be naturally cross ventilated.	☐	☐	☒	
25% of kitchens within a development should have access to natural ventilation.	☐	☐	☒	
Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.	☐	☐	☒	
Awnings and Signage				
Objectives To provide shelter for public streets.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design	☐	☐	☒	
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.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
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 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.	☐	☐	☒	
Facades				
Objectives				
To promote high architectural quality in residential flat buildings.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	
Design Practice				
Consider the relationship between the whole building form and the façade and/or building elements.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	
Roof Design				
Objectives				
To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	
Design Practice				
Relate roof design to the desired built form.	☐	☐	☒	It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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 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.	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage. BASIX certificates will be required for each built form stage.
Design Practice Requirements superseded by BASIX.	☐	☐	☒	
Maintenance				
Objectives To ensure long life and ease of maintenance for the development.	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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.	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage.
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 has been designed to accommodate garbage rooms in the basement, and access for garbage trucks to collect waste from within the site. Details of waste management arrangements including estimates of waste quantities, rubbish bin requirements and frequency of waste collection will be addressed at the detailed DA stage.
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 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	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
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.	☐	☐	☒	
Water Conservation				
Objectives To reduce mains consumption of potable water. To reduce the quantity of urban stormwater runoff.	☐ ☐	☐ ☐	☒ ☒	The requirement is subject to detail design and will form part of each built stage.
Design Practice Requirements superseded by BASIX.	☐	☐	☒	

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 and are contained within the following table. It should be noted that the proposed development is a staged development where the first stage (the subject application) is for the purposes of a concept plan, outlining building location and associated massing, setbacks and street patterns. Further detailed assessment of buildings to be proposed within Precinct D will form part of each subsequent stage.

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 areas within each block and the associated

Requirement	Yes	No	N/A	Comment
iii. Design streets and public open spaces appropriate to the conditions of the site, particularly in relation to the waterfront, and to the uses	☒	☐	☐	pocket park in Block B.
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	☒	☐	☐	The amenity of foreshore access is enhanced by linking the foreshore promenade to streets, urban plazas and pocket parks
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 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 the pocket park and promenade loop road areas.
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 construction of Verona Drive and continuation of Savona Drive, Monza Drive and realignment of Marine Parade. It is noted that the development has taken the option to not undertake a foreshore road in this instance, where
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				

Requirement	Yes	No	N/A	Comment
distinguishes between the role and scale of major and secondary streets, to orient people within the precinct	☒	☐	☐	the foreshore road will loop back into the development at Verona Drive. Civil works development applications will follow the subject application and will form part of a condition of consent.
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	☒	☐	☐	
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. The concept plan establishes a suitable setback from the waterfront in accordance with this plan.
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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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				The concept plan establishes a suitable setback from the waterfront in accordance with this plan to allow for suitable pedestrian and cycle ways as required for each precinct within the foreshore promenade.
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,	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	It is noted that the proposed development is generally in accordance with the specified principles insofar that relevant supporting documentation and design detail will support each subsequent built form stage.
ii. Control the quality of water entering Homebush Bay through the use of integrated water management strategies	☒	☐	☐	
iii. Conserve water by minimising stormwater runoff, planting appropriate indigenous species with low irrigation needs, matching water quality with its intended use and using water saving devices	☒	☐	☐	
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	☒	☐	☐	
vi. Minimise energy consumption by designing for daylight access and natural ventilation, passive heating and cooling and alternative energy sources	☒	☐	☐	
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 concept plan demonstrates that solar access is maximised where possible and building form, scale and density is generally consistent with the HBW DCP amendment no. 1.

Requirement	Yes	No	N/A	Comment
ii. Optimise sun access to streets and to public open spaces by minimizing building bulk, ensuring adequate building separation and orienting built form appropriately	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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 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	☒	☐	☐	The proposal is considered to be generally in accordance with this part. A wide range of dwelling types and sizes are proposed, with accessible, adaptable and visitable features being able to be incorporated within the design for changing needs of residents and future flexibility.
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	☒	☐	☐	
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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
v. Promote privacy from the street, particularly for ground floor apartments, by providing landscaped garden spaces within the setback zone	☐	☐	☒	
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: • 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.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	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.
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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 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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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 under 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.
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 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 incorporates the street layouts for Precinct D. It is noted that each subsequent built form stage will incorporate the construction of the street to block boundaries so as to allow for vehicular access to each block as it is constructed. 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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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 D is situated adjacent to the waterfront of Homebush Bay and the proposed development of Block D is design responsive to the land-water interface. The requirement is subject to detail design and will form part of each built stage, specifically that of Block D. A loop road has been proposed which will allow for a minor commercial finger to penetrate into the foreshore setback. This is discussed in detail later.
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 ▪ 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	☒	☐	☐	The proposal has been supported by a concept landscape plan. It is considered that each built stage for each individual block will incorporate separate landscape plans in greater detail. It is recommended that a condition be imposed ensuring that the landscape plans are consistent with Section 3.2 and that of the Public Domain Manual.
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	☒	☐	☐	
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	☒	☐	☐	
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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				
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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	☐	☐	☒	
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.
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	☒	☐	☐	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. It is noted that civil works will form part of separate development application to facilitate construction of roadways and pathways.
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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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 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 (Verona Drive and Nuvolari Place)
▪ 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**
▪ Street Setbacks - 5 metres	☒	☐	☐	
▪ Right of Way - min. 25 metres	☒	☐	☐	
▪ Carriageway - 1 travelling lane and 1 parking lane in each direction; On street	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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	☐ ☐ ☒	☐ ☐ ☐	☒ ☒ ☐	
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 to the site.
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 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.	☒ ☐ ☒ ☐ ☒ ☒ ☒	☐ ☒ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☒ ☐ ☐ ☐	The site shares a boundary on a major east to west street (Monza Drive). **The proposed building heights are consistent with the amendment 1 to the HBW DCP under clause 5.3.2 in relation to the respective building height diagram.** The street setbacks are proposed to be 3 metres.
3.2.5 Secondary East-West Streets ▪ Uses – Residential ▪ Height - max 4 storeys	☐ ☐	☐ ☐	☒ ☒	This section is not applicable to the site.

Requirement	Yes	No	N/A	Comment
▪ 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	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	
3.2.6 Secondary North-South Streets ▪ Uses – Residential	☒	☐	☐	The site shares a boundary secondary north-south streets (Savona Drive and Marine Parade).
▪ Height - max 4 storeys	☐	☒	☐	**The proposed building heights are consistent with the amendment 1 to the HBW DCP under clause 5.3.2 in relation to the respective building height diagram.**
▪ Street Setbacks - 3 metres ▪ Right of Way - min. 14.5 metres ▪ Carriageway - 2 travelling lanes and 1 parking lane or 2 travelling lanes and 2 parking lanes ▪ Footpaths - 2.5m with 1m grass verge - 5m to accommodate parking extensions ▪ Landscape Character - Street trees are planted in parking bays at intervals of 2 parking spaces to provide shade for footpaths and to visually narrow the street. Species in accordance with the Public Domain Plan.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	The street setbacks are proposed to be 3 metres.
3.2.7 Foreshore Street – One Way ▪ Uses – Mixed, predominantly residential ▪ Height –4 storeys ▪ Waterfront Setbacks – 30 metres ▪ Street Setbacks – can vary from zero for commercial/retail/leisure (café/dining) uses at the end of major east-west streets to min. 3m for residential ▪ Right of Way – 8.5-10 metres ▪ Carriageway – 1 travelling lane and 1 parking lane on the west side ▪ Footpaths – 3m with 1m grass verge ▪ Landscape Character – Street trees in the verge on the west side of the street are planted at approximately 15m spacings; 30% of 30m waterfront setback is to be dedicated to riparian planting for ecological outcomes. Riparian planting is to be located as far as possible to the property boundary but may extend to the promenade verge; Vegetation overhanging the waterway is to be provided along the foreshore in clumps, having a width of between 1-2m, lengths	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	This part does not apply to the development application. The development proposal seeks to incorporate a loop road in accordance with part 3.3.2 below.

Requirement	Yes	No	N/A	Comment
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. The development proposal seeks to incorporate a loop road in accordance with part 3.3.2 below.
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 ▪ 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	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒	As a result of the amendment 1 to HBWDCP, a minimum of 6,237 sqm of public open space is required to be provided to precinct D (Lot 8). This is achieved through the provision of the foreshore promenade and the park located on Block B.

Requirement	Yes	No	N/A	Comment
access to the foreshore promenade.				
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: Foreshore Place.
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 matter will be addressed under future stages of the development. Council will require suitable promenade access to be provided during the first stage of the staged consent to ensure appropriate access is maintained along the waterfront.
3.3.3 Foreshore Plaza, Linear Park and Loop Road ▪ Waterfront Setbacks – refer to diagram at p46 ▪ 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	☒ ☒	☐ ☐	☐ ☐	A loop road is proposed at the nd of Verona Drive, linking with the Foreshore Road on Lot 9 (Precinct C). The design incorporates a plaza at the end of Verona Drive. Additional detail of this space will form part of future development applications within the staged development.

Requirement	Yes	No	N/A	Comment
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	☒ ☒ ☒ ☐ ☐ ☐ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☒ ☒ ☒ ☐ ☐ ☐	A park has been located within Block B as per the requirements of the HBW DCP Am No. 1. Detailed design will form part the relevant built form stage facilitating the construction of Block B. A small retail element/plaza is proposed on the northern section of development Block D in accordance with the loop road portion.
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 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	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	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 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> (62,283 sqm)	☒	☐	☐	The proposal is for a staged development consent with the first stage setting out block patterns, street layouts and associated massing. The land uses and density controls are consistent with that proposed for Precinct D.

Requirement	Yes	No	N/A	Comment
• Total allowable FSR = 97,087 • Max. commercial = 405 • Max Retail = 200 • Max. residential = 96,482 • Min. public open space = 6,237 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.	☒ ☐ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☒ ☐ ☐ ☐ ☐	
3.4.2 amended by 5.3.2: *5.3.2 Building Height Objectives* • To ensure the scale of development responds to the position of Wentworth Point within the metropolitan hierarchy. • To ensure development represents an appropriate transition in scale to adjoining Sydney Olympic Parkland and adjoining land north of Burroway Road and south of Baywater Drive. • To ensure the location of towers reinforce the urban structure and street hierarchy. • To create a coherent pattern of building heights across the precinct. • To create an interesting skyline.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Whilst the proposed development will 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.
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:	☒ ☐ ☒	☐ ☐ ☐	☐ ☒ ☒	The maximum height of the building complex with the tower is 20 storeys which complies.

Requirement	Yes	No	N/A	Comment
– 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.	☒	☐	☐	The proposed building complex satisfies the objectives of this section.
Objectives				
• To allow for visual permeability through the tower zone.	☒	☐	☐	
• To avoid unreasonable visual bulk of development when viewed from	☒	☐	☐	
• 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.	☒	☐	☐	A notation has been provided for Blocks B and C containing tower forms of 16 storeys and 20 storeys respectively has been provided. This will form part of any condition of consent and will be reiterated during each development application for each built stage for Blocks B and C.
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.	☒	☐	☐	
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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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 will be considered in each subsequent development application within the staged consent.
3.4.4 Building Depth Performance Criteria ***(item (i) of performance criteria relating to 3.4.4 and 4.5.3 – in that glass line to glass line distance may be greater than 18 metres.*** ii. Maximise cross ventilation and daylight access by providing a minimum of 50% of apartments with openings in two or more external walls of different orientation 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	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	As above, the requirement is subject to detail design and will form part of each built stage.
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.

Requirement	Yes	No	N/A	Comment
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. Where inconsistency exists, separation distances are taken to blank walls and are not considered to create any significant amenity concern.
3.4.6 and 3.4.7 amended by 5.3.4 Street setbacks and building articulation Street setbacks are a key determinant of the preferred character of an area. The public significance of the bridge as a key public transport, walking and cycling route combined with the publicly relevant activity generated by the park, the northern neighbourhood centre, the ferry terminal and other uses north of Burroway Road warrant a more intense urban character at this northern end of Wentworth Point. The street setbacks proposed along this portion of the Major North-South Street are varied to contribute to a more urban character. However, they will continue to achieve the Plan's Street Setback Objectives by maintaining a transition between public and private space, achieving visual privacy of apartments and allowing for a landscaped setting for buildings. 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	☒ ☐ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☒ ☐ ☐ ☐ ☐	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. The requirement is subject to detail design and will form part of each built stage. The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
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.	☒ ☒	☐ ☐	☐ ☐	
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 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 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	☐ ☒ ☒ ☒ ☒	☒ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	**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 acknowledges 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 concept 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 throughout each stage.**
4.1.2 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 to the public domain	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be generally consistent with the fences and walls objectives. The requirement is subject to detail design and will form part of each built stage.
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,	☐	☐	☒	The requirement is subject to detail design and will form part of each built

Requirement	Yes	No	N/A	Comment
outlook, light and air ▪ limiting the length and height of retaining walls along street frontages	☐	☐	☒	stage.
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 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 generally 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 concept 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. The requirement is subject to detail design and will form part of each built stage.
▪ 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				

Requirement	Yes	No	N/A	Comment
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 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 ▪ To provide residents with passive and active recreational opportunities	☒	☐	☐	The proposed development is considered to be generally consistent with the Private Open Space

Requirement	Yes	No	N/A	Comment
▪ 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	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	objectives. The requirement is subject to detail design and will form part of each built stage.
4.1.4 Private Open Space Performance Criteria 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	☒	☐	☐	The concept plan nominates communal open space within each block through internal courtyards. Block B will also incorporate a Public Park as part of its design. The applicant has provided the likely breakdown of these spaces;
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.***	☒	☐	☐	· Public Open Space (Block B) = 4,794sqm · Plaza (eastern termination of Verona Drive = 547sqm · Courtyard / Podium Open Space = 6,545sqm
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	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	**Total: 11,886sqm or 19%.** This is not inclusive of the foreshore promenade area. It is noted that each apartment will be provided with their own private open space either in the form of balconies, courtyards or in some instances, both. The requirement is subject to detail design and will form part of each built stage.
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	☒	☐	☐	The proposal demonstrates that this part can be achieved. The requirement is subject to detail design and will form part of each built stage.
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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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 ▪ To encourage the establishment and healthy growth of trees in urban areas	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the planting on structures objectives.
4.1.5 Planting of Structures Performance Criteria i. Design for optimum conditions for plant growth by: ▪ providing soil depth, soil volume and soil area appropriate to the size of the plants to be established ▪ providing appropriate soil conditions and irrigation methods ▪ providing appropriate drainage 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	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
diameter at maturity) ○ minimum soil volume 9 cubic metres ○ minimum soil depth 800mm ○ approximate soil area 3.5 metre x 3.5 metre or equivalent	☐	☐	☒	
▪ Shrubs ○ minimum soil depths 500-600mm	☐	☐	☒	
▪ Ground cover ○ minimum soil depths 300-450mm	☐	☐	☒	
▪ Turf ○ 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	☒	☐	☐	The development application was referred to Council's Development Engineer for comment who has raised no objection to the development application and works sought.
▪ To preserve existing topographic and natural features, including watercourses and wetlands	☐	☐	☒	
▪ To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity	☒	☐	☐	
Stormwater 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	☒	☐	☐	The development application was referred to Council's Development Engineer for comment who has advised that the development is satisfactory subject to conditions.
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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
▪ 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 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 generally consistent with the Wind objectives. The requirement is subject to detail design and will form part of each built stage.
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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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. It is recommended that conditions of consent be imposed on the development, if approved, to ensure significant contamination studies are completed prior to any future stages being realised.
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	☒	☐	☐	Refer to SEPP 55 assessment above. Relevant investigations have been carried out and reports prepared.
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	☒	☐	☐	It is recommended that conditions of consent be imposed on the development, if approved, to ensure significant contamination studies are completed prior to any future stages being realised.

Requirement	Yes	No	N/A	Comment
use. The report fully documents the site investigation process undertaken which includes: ▪ Stage 1 - Preliminary Investigations ▪ Stage 2 - Detailed Investigations ▪ Stage 3 - Remedial Action Plan (if remediation is required) as outlined in Section 3.4 of Managing Land Contamination and Draft Guidelines prepared by DUAP and EPA, August 1998 iii. Provide documentation of the process used to ensure fill is clean and contamination free	☐	☐	☒	
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	☒ ☒	☐ ☐	☐ ☐	The requirement is subject to detail design and will form part of each built stage. It has been noted earlier in surrounding developments that, 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 generally 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	☒	☐	☐	An assessment of the proposal in relation to Council's Policy on Crime

	Requirement	Yes	No	N/A	Comment
	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				Prevention Through Environmental Design 2006 has been undertaken, which addresses the relevant provisions. The application has also been referred to NSW Police who have provided suitable comment. Conditions will be imposed on the development so that specific target hardening strategies to reduce crime will be imposed on each relevant stage.
ii.	Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and may include:- employing a level change at the site and/or building threshold; signage which is clear and easy to understand; entry awnings; fences, walls and gates; change of material in paving between the street and the development	☒	☐	☐	
iii.	Optimise the visibility, functionality and safety of building entrances by:				
	▪ orienting entrances towards the public street	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
	▪ 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	☐	☐	☒	
	▪ 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	☐	☐	☒	
	▪ providing well-lit routes throughout the development	☐	☐	☒	
	▪ providing appropriate levels of illumination for all common areas	☐ ☐	☐ ☐	☒ ☒	

Requirement	Yes	No	N/A	Comment
▪ 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 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	☐	☐	☒	
4.2.2 Visual Privacy Objectives ▪ To provide reasonable levels of visual privacy externally and internally, during the day and at night	☒	☐	☐	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.
▪ To maximise outlook and views to the public domain from principal rooms and private open spaces without compromising visual privacy	☒	☐	☐	
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	☒	☐	☐	Building separation and associated setbacks and street design contribute to maximising visual privacy between apartments. Locations of windows and private open spaces and the use of privacy screening, blade walls and louvers will be subject to detail design in future stages.
▪ 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.	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
Design detailing may include:- offset windows of apartments in new development and adjacent development windows; sill heights set at minimum 1.2m above floor level; recessed balconies and/or vertical fins between adjacent balconies; solid or semi-solid balustrades to balconies; louvres or screen panels to windows and/or balconies; fixed obscure glazing; appropriate fencing; vegetation as a screen between spaces; incorporating planter boxes into walls or balustrades to increase the visual separation between areas; utilising pergolas or shading devises to limit overlooking of lower apartments or private open space				
4.3 Site Access				
4.3.1 Building Entry Objectives ▪ To create entrances which provide a desirable residential identity for the development ▪ To orient the visitor ▪ To contribute positively to the streetscape and building facade design	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Although the proposed development does not incorporate any built stage, it is considered that any future stage can be made to be consistent with the Building Entry Objectives.
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	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	The development application is for a concept layout of buildings and associated massing, building entrances do not form part of this application and are envisaged to be part of any future built form stages.

Requirement	Yes	No	N/A	Comment
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 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 consistent with the Parking objectives as suitable number of resident and visitor car, motorbike and bicycle spaces are provided within the parking levels which do not impact upon the aesthetic design of the building.
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. ii. Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant 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 **iv.** A basement podium does not protrude more than 1.2 metres above ground level	☒ ☐ ☐ ☐	☐ ☐ ☐ ☐	☐ ☒ ☒ ☒	The proposal has been supported by traffic impact assessment, prepared by Thompson Stanbury Associates dated January 2015. Thomson Stanbury Associates have assessed the ability of the individual development blocks to comply with the relevant car parking requirements set out in the HBW DCP. The likely apartment yield and mix requires a total of 1,683 parking spaces to be provided across the four development blocks. In summary, the assessment confirms that each development block is capable of accommodating the required number of residential parking spaces, as well as the necessary number of commercial / retail spaces, where required. Specifics in regards to parking design will be subject to detailed design and will form part of each built stage.

	Requirement	Yes	No	N/A	Comment
v.	Where above ground enclosed parking cannot be avoided, ensure the design of the development mitigates any negative impact on streetscape and street amenity by-integrating the car park, including vehicle entries, into the overall facade design, for example, by using appropriate proportions and façade details; 'wrapping' the car parks with other uses, for example, retail and commercial along street edges with parking behind	☐	☐	☒	
vi.	Provide bicycle parking which is easily accessible from ground level and from apartments. Provide a combination of secured and chained bicycle storage	☐	☐	☒	
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	☐	☐	☒	
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	☐	☐	☒	
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				

Requirement	Yes	No	N/A	Comment
accordance with these requirements: ▪ Studio - none ▪ 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	☒	☐	☐	The development application is for a concept layout of buildings and associated massing, pedestrian access does not form part of this application and are envisaged to be part of any future built form stages. It is considered that suitable pedestrian access will be accommodated on site and will be in the form of grade ramps, paths access ways and lifts.
▪ 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	☒	☐	☐	
4.3.3 Pedestrian Access Performance Criteria i. Utilise the site and its planning to optimise accessibility to the development	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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	☐	☐	☒	
4.3.4 Vehicle Access Objectives ▪ To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety	☒	☐	☐	The proposed development is considered to be consistent with the Vehicle Access objectives. The proposal incorporates indicative vehicle access points for each block to determine vehicle and service truck access.
▪ To encourage the active use of street frontages	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
4.3.4 Vehicle Access Performance Criteria i. Vehicular access is discouraged from Hill Road and from major east-west streets. Access is to be provided from secondary streets where possible	☒	☐	☐	The concept plan generally incorporates two access ways per block for the purposes of both car and service truck access respectively. Block D is to incorporate one access way only. Primary access to each block is to be off north south streets being Savona Drive, Monza Drive and Marine Parade, with one access off Verona Drive. No access is to occur on Nuvolari Place. Specific details of access and arrangement of carparking is to be incorporated within the future buit form stages of the development.
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	☒	☐	☐	
iii. Ensure adequate separation distances between vehicular entries and street intersections	☒	☐	☐	
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	☒	☐	☐	
▪ 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	☐	☐	☒	
▪ 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 generally consistent/can be made consistent with the Apartment Layout objectives. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail
▪ To maximise the environmental performance of apartments.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
				design and will form part of each built stage.
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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
▪ the back of a kitchen is no more than 8 metres from a window	☐	☐	☒	
▪ 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				
▪ 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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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	☐ ☒	☐ ☐	☒ ☐	
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 generally 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. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing.
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 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 iii. Optimise the number of accessible and adaptable apartments. See 4.4.5 Flexibility	☒ ☒ ☐	☐ ☐ ☐	☐ ☐ ☒	The development has been supported by a likely yield of apartments and apartment types as nominated below. The development has the following likely bedroom mix:- • 1 bedroom apartments = 235 (19%). • 2 bedroom apartments = 920 (74%). • 3 bedroom apartments = 89 (7%). Likely Total = 1244 (100%) The requirement is subject to detail design and will form part of each built stage.
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	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be generally consistent with the Balconies objectives. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
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 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.	☐ ☐	☐ ☐	☒ ☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
▪ Developments which seek to vary from the minimum standards must provide scale plans of balcony with furniture layout to confirm adequate, useable space	☐	☐	☒	
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
the street, public domain or adjacent development. Full glass balustrades do not provide privacy for the balcony or the apartment's interior, especially at night ▪ detailing balustrades and providing screening from the public, for example, for a person seated 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 generally consistent with the Ceiling Heights objectives It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
▪ 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				

Requirement	Yes	No	N/A	Comment
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 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 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 generally consistent with the Flexibility objectives. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
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				
ii. Provide a multi-use space with kitchenette within each development to be available for the use of residents	☐	☐	☒	
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	☐	☐	☒	
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	☐	☐	☒	
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 ▪ To increase the housing and lifestyle choices available in apartment buildings ▪ To ensure that ground floor apartments achieve good amenity	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is considered to be generally consistent with the objectives as the design of the building complex provides for apartments to be oriented to all street frontages. It is noted that the development does

Requirement	Yes	No	N/A	Comment
				not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
4.4.6 Ground Floor Apartments Performance Criteria i. Design front gardens or terraces to contribute to the spatial and visual structure of the street while maintaining privacy for apartment occupants. This can be achieved by:- animating the street edge and creating more pedestrian activity by optimizing individual entries for ground floor apartments; providing appropriate fencing, balustrades, window sill heights, lighting and/ or landscaping to meet privacy and safety requirements of occupants while contributing to a pleasant streetscape; increasing street surveillance with doors and windows facing onto the street; utilising a maximum 1.5 metre change in level from the street to the private garden or terrace to minimise sight lines from 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	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage.
4.4.7 Home Offices Objectives ▪ To promote economic growth in the town centre ▪ 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	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	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.

Requirement	Yes	No	N/A	Comment
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.
ii. Home offices are to have no traffic or parking implications on the neighbourhood/street	☐	☐	☒	
iii. Home offices are to seek to minimise 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	☒	☐	☐	The proposed development is considered to be generally consistent with the Internal Circulation objectives. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
▪ 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	☒	☐	☐	
4.4.8 Internal Circulation Performance Criteria i. Increase amenity and safety in circulation spaces by: ▪ providing generous corridor widths and ceiling heights,	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
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 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	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	
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 generally consistent with the storage objectives. It is noted that the development does not relate to any built stage and that the application pertains to building location and associated massing. The requirement is subject to detail design and will form part of each built stage.
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 - $6m^3$	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
▪ 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. 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	☐	☐	☒	
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 generally consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation. As nominated through consultation with Councils Environmental Health officer, the proposal will incorporate conditions to ensure that acoustic amenity is assessed under each separate stage incorporating physical works.
4.5.1 Acoustic Amenity Performance Criteria i. Utilise the site and building layout to maximise the potential for acoustic	☒	☐	☐	Suitable building separation is provided to allow private open space areas to be

Requirement	Yes	No	N/A	Comment
privacy by providing adequate building separation within the development and from neighbouring buildings				located away from each other.
ii. Minimum building separations are:				
▪ 5 to 8 storeys/12-25 metres	☒	☐	☐	The proposal achieves compliance with this requirement as discussed previously. Areas that nominate non compliances incorporate solid walls to reduce any amenity impact.
o 18m between habitable rooms/balconies	☒	☐	☐	
o 13m between habitable rooms/balconies and non-habitable rooms	☒	☐	☐	
o 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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
▪ 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	☐	☐	☒	
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	☐	☐	☒	
vii. Provide a detailed noise and vibration impact assessment report for residential buildings affected by surrounding uses.	☒	☐	☐	The requirement is subject to detailed monitoring and assessment and will form part of each built stage. As nominated through consultation with Councils Environmental Health officer, the proposal will incorporate conditions to ensure that acoustic amenity is assessed under each separate stage incorporating physical works
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	☒	☐	☐	The proposed development is considered to be generally consistent with the Daylight Access Objectives.
▪ 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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
needs.				
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.	☒	☐	☐	The requirement is subject to detail design and will form part of each built stage. However, the applicant has provided suitable documentation to demonstrate that each block will achieve a minimum of two hours of direct sunlight between 9 am and 3 pm in mid-winter.
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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
iv. Design for shading and glare control, particularly in summer, by:	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
▪ 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	☐	☐	☒	
▪ 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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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.	☐	☐	☒	The shadow plans provided indicate that the communal open space of each block will receive sufficient daylight access. Adequate solar access will generally be achieved to the open spaces within the site, with areas of sunlight available to the public open space in the northern part of Block B, podium courtyards and the foreshore open

Requirement	Yes	No	N/A	Comment
				space during the morning and at midday. Notably, the public open space in Block B will be in full sun at midday on the Winter Solstice, during the critical lunch time period. Whilst the courtyard podiums and foreshore area will be shadowed at 3pm, the public open space in Block B will continue to receive adequate solar access at 3pm on the Winter Solstice.
vii. Shadow diagrams showing the impact of a proposal on adjacent residential developments and their private open space will be required.	☒	☐	☐	Suitable shadow plans have been provided indicating impact on adjoining uses.
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 generally consistent with the Natural Ventilation objectives. The requirement is subject to detail design and will form part of each built stage. This will include variances to apartment types and configurations so as to achieve compliance.
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 ii. Limit residential building depth to 18 metres glass line to line to support natural ventilation 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. <u>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.</u>*** v. A minimum of 25% of kitchens within a development are to be naturally ventilated vi. Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. Design solutions	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage. This will include variances to apartment types and configurations so as to achieve compliance.

Requirement	Yes	No	N/A	Comment
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 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 requirement is subject to detail design and will form part of each built stage.
4.6.1 Awnings and Signage Performance Criteria <u>Awnings</u> i. Encourage pedestrian activity on streets by providing awnings to retail strips,	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
▪ 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:	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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 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	☐	☐	☒	
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 requirement is subject to detail design and will form part of each built stage.
▪ 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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
layout or structure, such as vertical bays or party wall divisions; expressing the variation in floor to floor height, particularly at lower levels; articulating building entries with awnings, porticos, recesses, blade walls and projecting bays; selecting balcony types which respond to the street context, building orientation and residential amenity and will create different façade profiles; detailing balustrades to reflect the type and location of the 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	☐	☐	☒	
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 requirement is subject to detail design and will form part of each built stage.
▪ 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	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.

Requirement	Yes	No	N/A	Comment
roof pitch or material to adjacent buildings, particularly in existing special character areas or heritage conservation areas. Avoid directly copying the elements and detail of single family houses in larger flat buildings; this often results in inappropriate proportion, scale and detail for residential flat buildings; minimising the expression of roof forms gives prominence to a strong horizontal datum in the adjacent 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	☐	☐	☒	
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 requirement is subject to detail design and will form part of each built stage. BASIX certificates will be required for each built form stage.
▪ 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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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 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 ▪ 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 ▪ 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 ▪ 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	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage. However, the applicant has provided suitable documentation to demonstrate that each block will achieve a minimum of two hours of direct sunlight between 9 am and 3 pm in mid-winter which is considered to assist in energy efficiency.

Requirement	Yes	No	N/A	Comment
dwellings ▪ installing water-saving devices, such as flow regulators, AAA (or higher) rated shower heads and 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				
4.7.2 Maintenance Objectives ▪ To ensure long life and ease of maintenance for the development	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
4.7.2 Maintenance Performance Criteria i. Design windows to enable cleaning from inside the building, where possible	☐	☐	☒	The requirement is subject to detail design and will form part of each built stage.
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	☐	☐	☒	
iv. Select durable materials, which are	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
easily cleaned and are graffiti resistant 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.	☐ ☐	☐ ☐	☒ ☒	
4.7.3 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 has been designed to accommodate garbage rooms in the basement, and access for garbage trucks to collect waste from within the site. Details of waste management arrangements including estimates of waste quantities, rubbish bin requirements and frequency of waste collection will be addressed at the detailed DA stage.
4.7.3 Waste Management Performance Criteria i. Incorporate existing built elements into new work, where possible 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, where possible, in self contained composting units on balconies or as part of the shared site facilities x. Supply waste management plans with	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	Details of waste management arrangements including estimates of waste quantities, rubbish bin requirements and frequency of waste collection will be addressed at the detailed DA stage.

Requirement	Yes	No	N/A	Comment
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	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage.
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.	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage.
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 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,	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	The development does not include any items of public art.

Requirement	Yes	No	N/A	Comment
bus shelters and other street furniture, whilst being functional, are to be visually appealing and of a high design quality	☐	☐	☒	