AUBURN CITY COUNCIL

DA-329/2015 23 Bennelong Parkway, WENTWORTH POINT NSW 2127

Applicant	Wentworth Point 1 P/L
Owner	Henlia No. 3 Pty Limited
Application No.	DA-329/2015
Description of Land	Lot 3 DP 776611, Lot 22 DP 1044874, 23 Bennelong Parkway, WENTWORTH POINT NSW 2127
Proposed Development	Stage 1 development - demolition and construction of five residential buildings containing 273 apartments, above 3 levels of basement parking including provision of a new public road and park. Integrated Development (Water Management Act 2000)
Site Area	25959.20m^2
Zoning	Sydney Regional Environmental Plan No. 24
CIV $	$117,970,000 (QS - Rider Levett Bucknall RLB)
Disclosure of political donations and gifts	Nil disclosure
Issues	- Minor non-compliance with ADG - Minor non-compliance with HBWDCP 2004 - Public submissions – legal access

1. Recommendation

That Development Application No. DA-329/2015 for Stage 1 development for demolition and construction of 5 residential buildings containing 273 apartments, above 3 levels of basement parking including provision of a new public road and park (Integrated Development (Water Management Act 2000)) on land at 23 Bennelong Parkway, WENTWORTH POINT, be approved subject to conditions listed in the attached schedule.

2. Background and related applications

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 the then Auburn City Council.

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

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

All of Wentworth Point is subject to the *Homebush Bay West Development Control Plan 2004*; however the development site is subject to an additional site specific Development Control Plan or Concept Plan known as MP 09_0160, approved by the Department of Planning. The Concept plan approval MP 09_0160 set out a structural design framework to guide development of multi-unit residential buildings and public open space across the site.

Major Project No. 09_0160:

The concept plan (MP 09_0160) was approved by the Minister for Planning covering the entire Lot 3 (forming part of the remaining Precinct F) on June 2010 to permit residential development comprising of 3 separate buildings A-C over a single podium with basement levels encompassing a maximum floor area of 44,730 square metres. The approval includes provisions for indicative building envelopes with maximum building heights, public domain and landscaping works and a neighbourhood park and pedestrian link with a minimum area of 6,060 square metres. The approval for the site generally relies on vehicular access being provided on Amalfi Drive via the Piazza.

The original approval under MP 09_0160 has been subject to the following modifications:

- MP 09_0160 MOD 1

  The modification 1 to the original Concept Plan was approved by the Department of Planning in December 2010 to amend the maximum GFA permitted for the site from 44,730 square metres to 45,500 square metres and some building envelope height improvements.

- MP 09_0160 MOD 2

  The modification 2 to the Concept Plan which sought to increase height, density and car parking on the site was approved by the Department of Planning in July 2013. Consequently, the maximum GFA permitted for the site was amended from 45,500 square metres to 50,045 square metres for the entire Lot 3.

- MP 09_0160 MOD 3

  Modification 3 to the Concept Plan sought to extend the approval lapse date by an additional 3 years from 22 June 2015 to 22 June 2018, unless development has physically commenced on site. This was approved by the Department of Planning in September 2014.

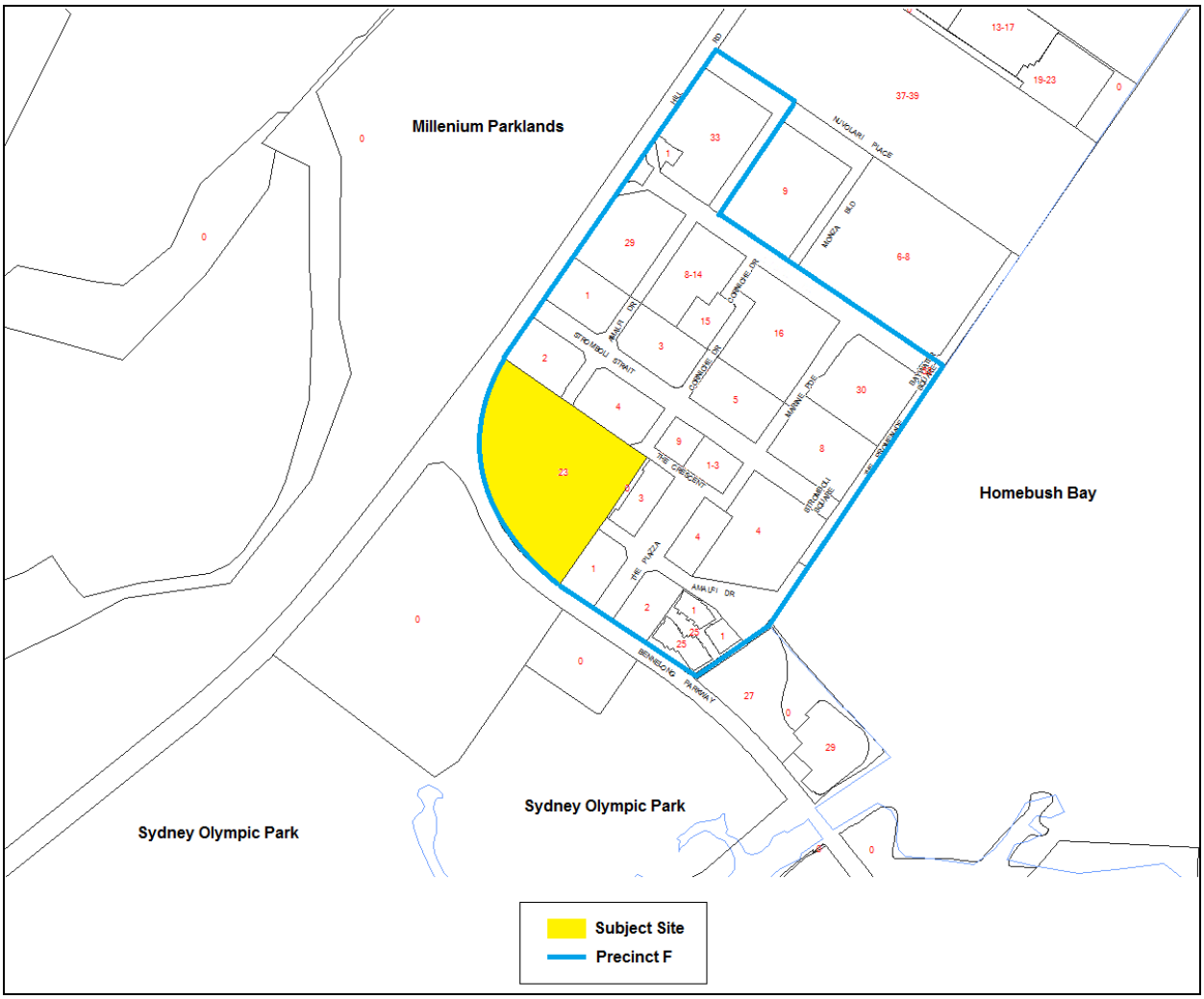
3. Site and Locality Description

The land, to which this development proposal relates, is contained within the remaining undeveloped stage of Precinct F identified as Lot 3 in DP 776611 and Lot 22 DP 1044874 and is currently known as 23 Bennelong Parkway, WENTWORTH POINT.

The site is located at the entrance to Wentworth Point and is situated on the northern eastern corner of the Hill Road intersection with Bennelong Parkway. The site comprises of a curved frontage to this intersection and serves a gateway function into Wentworth Point. The total area of the site covered by this application inclusive of streets totals 25,570 square metres.

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 north 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,


Millenium Parklands
Homebush Bay
Sydney Olympic Park
Sydney Olympic Park
Subject Site
Precinct F

4. Description of Proposed Development

Council has received a development application seeking approval for the demolition and construction of 5 residential buildings ranging in height from 4, 5 and 9 storeys, with a proposed floor area of 18,802 square metres; for the first stage of the development, and which comprise of the following:

- 273 residential apartments in a mix of studio and 1, 2 and 3 bedrooms
- Construction of the common 3 levels of basement parking containing 360 car spaces with access from 'Amalfi Drive'
- Construction of new road infrastructure works (minor road) to extend 'Amalfi Drive'
- Neighbourhood park (Bay Park)
- Publicly accessible pedestrian and cycle through site links including associated landscaping works and stormwater works.

5. Referrals

5.1 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, 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.

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

5.2 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 16 October 2015 for comment.

To date, Council has not received any formal response from NSW Office of Water and as such concurrence can be assumed in this instance.

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 5 November 2015, the comments provided from SOPA advised that should any stormwater drainage connections to SOPA land be required, then further details must be provided to SOPA for approval in the first instance prior to connection. An appropriate condition has been included in the consent to ensure compliance.

Roads and Maritime Services

The application was not required to be referred to RMS for comment as the application did not trigger the provisions of clause 103 in schedule 3 of the SEPP (Infrastructure) 2007 for traffic generating developments. The relevant provision specifies certain types of developments requiring concurrence from RMS as follows:

a) developments containing 300 or more dwellings (apartments/RFB) or
b) developments containing 75 or more dwellings located adjacent to or within 90m of the intersection of a classified road.

The current development application proposes a total of 273 units and does not meet the first criteria. The development also does not adjoin or is not located within 90 metres of an intersection to a classified road and therefore does not meet the second criteria. In this instance, a referral is not warranted in accordance with this provision and thus a referral to RMS is not considered to be required under the SEPP.

Notwithstanding, it should be noted that the development forms part of the larger Concept Plan approval (MP 09_0160) for the site approved by the Department of Planning and as such, it is assumed that the approval of the concept plan would have considered the relevant SEPP Infrastructure requirements and thus the traffic generating development provisions at that time. It is also noted that the subject application is the first stage in the development for construction and a subsequent application will follow for the second and third stage of the development for construction of the buildings consistent with the Concept Plan approval. Subsequent applications that are required to be made with Council for consent will be referred to the RMS for comment as the proposal overall is expected to meet the minimum criteria of 300 or more dwellings which would therefore require a referral to RMS under the relevant SEPP provisions.

Having regard to the above, it is considered that Council has met its statutory obligations under this application and Council's engineers have raised no major issues with respect to the development proposal subject to conditions.

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).

7. 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.

7.1 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 phase 2 detailed environmental investigation report dated August 2012 and supplementary letter prepared by DLA Environmental Services dated August 2015 (ref: DL3662_S003289) was submitted with the application to confirm that the previous findings of the site is still suitable to accommodate the high density residential use based on a soil and sampling testing undertaken on the site. Council's Health Officer is therefore satisfied that the application can proceed subject to appropriate conditions of consent.	
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

7.2 State Environmental Planning Policy (Infrastructure) 2007

The proposal and current application, consisting of 273 dwellings does not meet the relevant criteria under the SEPP for developments requiring a referral to RMS for consideration. This was discussed previously above under the referrals section of the report.

The application is accompanied by a Traffic Impact Assessment prepared by Thompson Stanbury which concludes that the proposal will not compromise a satisfactory performance of the local road network.

7.3 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (Amendment No 3)

The relevant provisions and design quality principles 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 9 design principles of the SEPP as well as the core requirements under the Apartment Design Guidelines (ADG).

The table 1 provided below 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 and the ADG. A more detailed analysis and comprehensive assessment of the Residential Flat Design Code can be found in **Appendix B** of this report.

Table 1 - Summary of Compliance

Standard	Requirement	Proposal	Compliance	Percentage variance
SEPP 65 – Apartment Design Guideline				
Part 2 **2A to 2D, 2G to 2H:**	Relates to the sitting, design of building envelopes, height and FSR and setbacks have been established under the Concept Plan approval MP 09_0160. The proposed development is considered to be consistent with the Concept Plan approval.			
2E: Building Depth	12-18m, glass line to glass line	Majority of building depths range between 15 to 18m with some areas being 20m	**Partial compliance. Marginal non-compliance is considered to be satisfactory in that the development achieves satisfactory residential amenity with respect to daylight access, natural ventilation, visual privacy and apartment sizing and layout.**	**11%**
2F: Building Separation **(NH) – non-habitable rooms* **(H) – Habitable rooms*	• 4 storeys: 6, 9 and 12m • 5 to 8 storeys: 9, 12 and 18m • 9 storeys or more: 12, 18 and 24m	The proposal incorporates suitable compliance with internal block separations and separations to adjoining precincts as follows: Up to 4 storeys: • Block A to Portofino: 6.5m (NH) • **Block B to Capri: 9.5m (H to H)** • **Block C to Sorrento: 9m (H to H)** • Block A to B: 24m (NH to H) 5 to 8 storeys: • **Block C to Sorrento: 9m (H to H)** • Block B to C: 16.5m (H to NH)	**Partial compliance achieved. Areas of non-compliance discussed in further detail below under 7.3a.**	**-**
Part 3 **3D: Communal & Public Open Space**	Min. 25% of site area.	The development provides a total of 12,927m2 (50.5%) of public and	Yes	N/A

		communal space inclusive of Bay Park and pedestrian site link. As demonstrated in the shadow plan drawing no. DA400, Rev. A, by Stanisic Architects, the proposal achieves this requirement.		
	Min. 50% direct sunlight to main communal open space for min. 2hrs (9am & 3pm, June 21st);	Complies. Shadow plans indicate that the main communal open space will achieve this requirement.		
3E: Deep Soil	Min. 7% with min. dimensions of 6m for sites of 1500m2 or greater.	5,207m2 (20.4%)	Yes	**-**
3F: Visual Privacy **(NH) – non-habitable rooms* **(H) – Habitable rooms*	• 4 storeys: 3m (NH), 6m (H) • 5 to 8 storeys: 4.5m (NH), 9m (H) • 9 storeys or more: 6m (NH), 12m (H)	The proposal provides suitable compliance with visual and acoustic privacy within internal block separations and separations to adjoining precincts as follows: Up to 4 storeys: • Block A to Portofino: 6.5m (NH) • Block B to Capri: 9.5m (H to H) • Block C to Sorrento: 9m (H to H) • Block A to B: 24m (NH to H) 5 to 8 storeys: • Block C to Sorrento: 9m (H to H) • Block B to C: 16.5m (H to NH)	Yes	**-**
Part 4 **4A: Daylight / Solar Access**	Min. 2hr for 70% of apartments (living & POS 9am & 3pm mid-winter);	191 out of 273 apartments representing 70% receive 2 hours of solar access	Yes	N/A
	Apartments receiving no direct sunlight (9am &	32 out of 273 apartments (11.7%) will be significantly	Yes	N/A

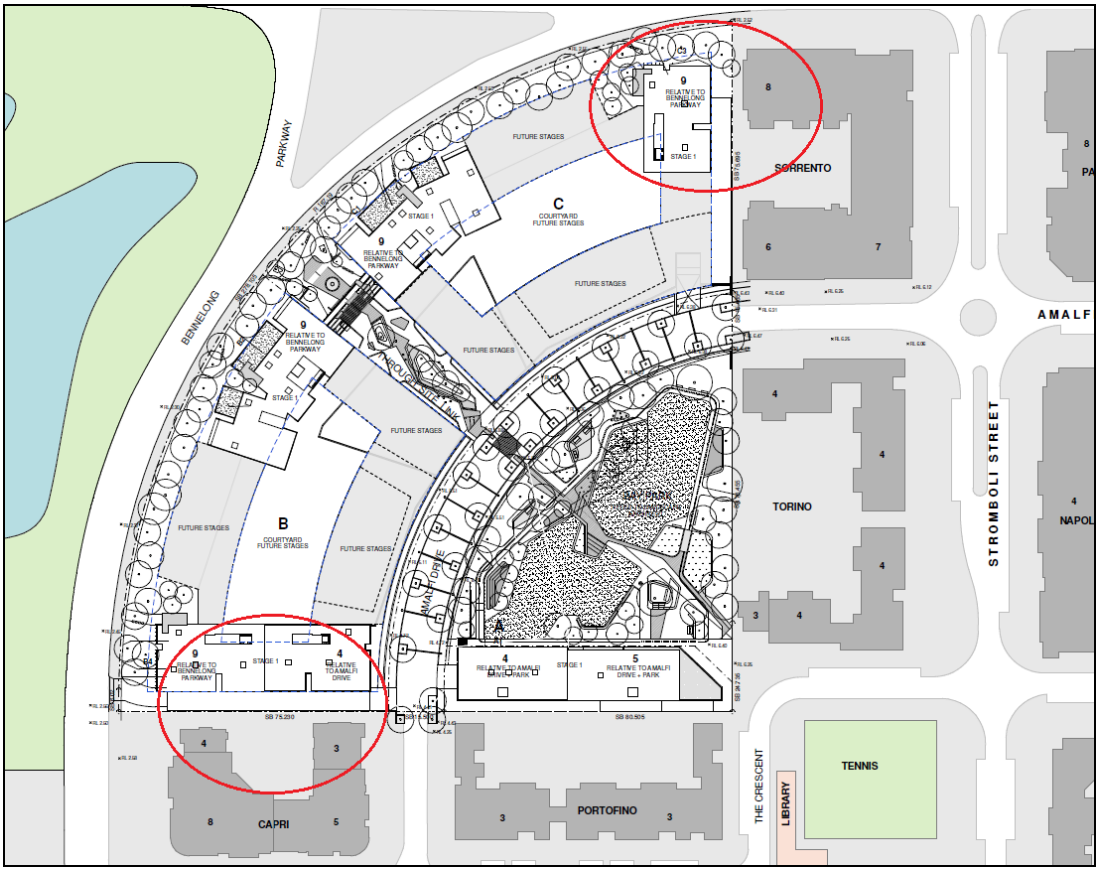
	3pm mid-winter) Max. 15% of	shadowed and will not receive any direct sunlight due to the orientation of the site and buildings.		
4B: Natural Ventilation	Min. 60% of apartments naturally ventilated in first 9 storeys Max. depth 18m crossover/cross through	166 out of 273 (61%) apartments are naturally ventilated.	Yes	N/A
4C: Ceiling heights	Min. 2.7m, 2.4m for (NH). 3.3m for mixed use, grd & 1st floor levels.	3.1m for residential component, 4.35m for ground level.	Yes	N/A
4D: Apartment size & layout	Min. internal areas: Studio – 35m2 1B – 50m2 2B – 70m2 3B – 90m2	 1B – min. 50m2 2B – min. 70m2 3B – min. 100m2	 Yes Yes Yes	-
	Min. internal areas to include only 1 bathroom. Additional bathrooms must increase min. internal area by 5m2 each.	Noted. Apartments that have 2 bathrooms have been accounted for and the total internal area increased accordingly.	Yes	-
	Daylight cannot be borrowed from other rooms.	All bedrooms have windows.	Yes	-
	Habitable room depths max. 2.5 x ceiling height.	2.5 x 3.1 = 7.75m. All bedrooms have a minimum dimension of 3m. Complies.	Yes	-
	Max. habitable room depth from window for open plan layouts: 8m.	Complies. Living, kitchen and bedrooms are not more than 8m from a window.	Yes	-
	Min. area 10m2 for master bedroom, 9m2 for others (excl. wardrobe space).	Complies.	Yes	-
	Min. 3m dimension for bedrooms (excl. wardrobe space).	All bedrooms have a minimum dimension of 3m excluding	Yes	-

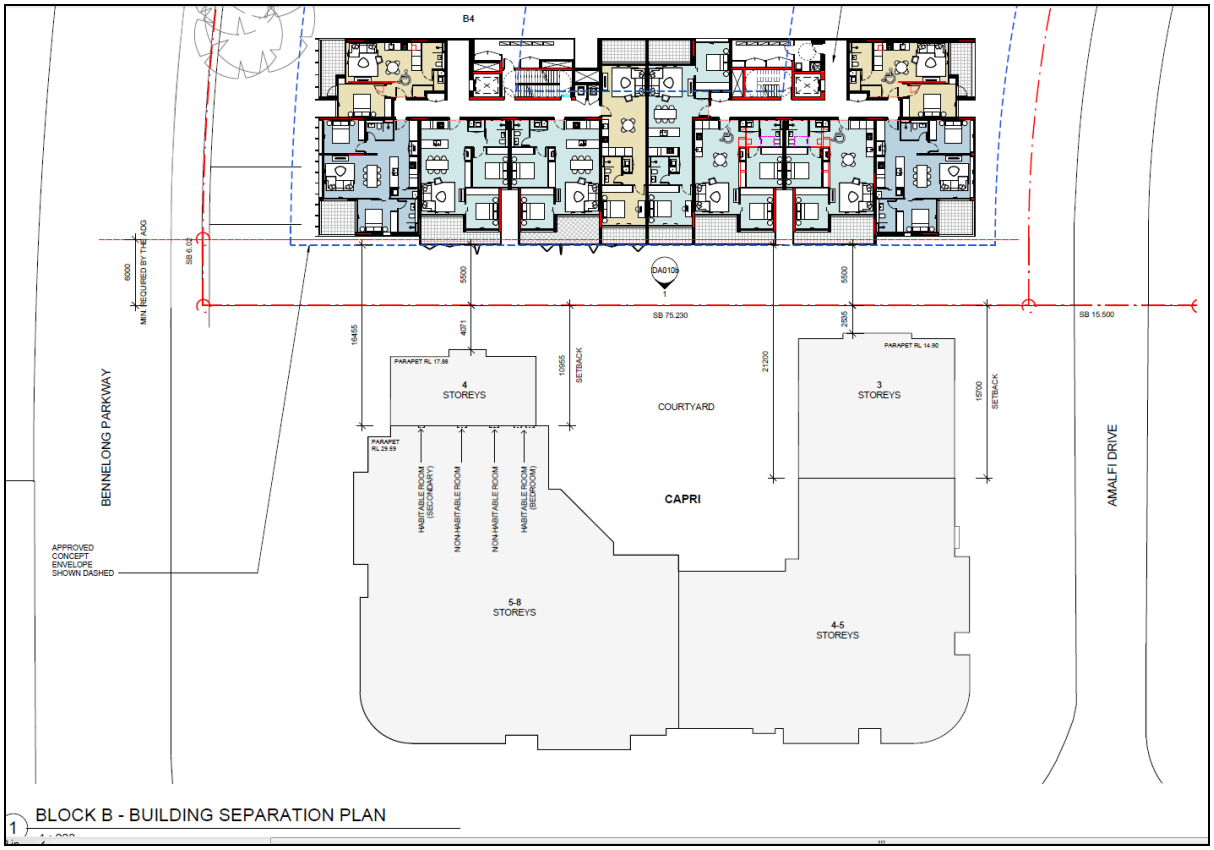
		wardrobes.		
	Min. width for living/combined living & dinning: Studio/1B – 3.6m 2B/3B – 4m	All apartments have a minimum width of 4m.	Yes	-
	Min. 4m width internally for crossover/cross through.	Complies. Cross through apartments have a minimum width of 4m.	Yes	-
4E: Private open space & balconies	Min. area/depth: Studio – 4m2 1B – 8m2 & 2m depth 2B – 10m2 & 2m depth 3B – 12m2 & 4m depth. Apartments at grd lvl – min. 15m2 & 3m depth.	Proposed balcony areas and depths are generally compliant.	Yes	-
		1B min – 8m2/2m	Yes	-
		2B min – Average 10m2/2m, with the exception of 9 apartments that are less than the minimum areas being short of 1 to 3 sqm. This marginal non-compliance is considered to be acceptable as these apartments will have access to the communal open space on the podium level and on the rooftop level which can be utilised as alternative open space for these units when required.	**Partial. (9 out of 273 apartments do not comply)**	**3.29%**
		3B min - 12m2/3m	Yes	-
4F: Common circulation & spaces	Max. apartments – off circulation core on single level: 8	Max 8 apartments to a core lift on each level.	Yes	-
	10 storeys or over, max. apartments sharing single level: 40	Max. 9 storeys only.	Yes	-
	Corridors longer than 12m length from lift core to be articulated.	Complies.	Yes	-
	Absolute max. for apartments off circulation core on single level: 12.	Max. 8 per lift core.	Yes	-

4G: Storage	Min. storage areas: Studio – 4m3 1B – 6m3 2B – 8m3 3B – 10m3 Min. 50% required in Basement.	1B min – 6m3 2B min – 8m3 3B min – 10m3 Provided.	Yes Yes	- -
4Q: Universal Design	20% total apartments	The development complies with this numerical requirement by proposing a total of 86 adaptable apartments. (31%) Adaptable layout plans have been submitted with the application to demonstrate compliance.	Yes	-

7.3a Building separation

As indicated in the table above and in the diagram below, partial compliance is achieved with the proposed building separation between Buildings. It is noted that the areas of non-compliance concerned primarily relate to a 9 storey building element in Block C and the adjoining Sorrento development and similarly, Block B to the Capri Building.





A separation distance of 9m is provided between Block C and the Sorrento development although a minimum progressive distance of 12m to 18m is required between the buildings that are 'habitable' and of a certain height.

For the Block B to Capri development, a building separation distance of approximately 9m is also being provided, despite the minimum requirement of 12m for habitable rooms being required.

Having regard to the site being subject to an existing Concept Plan approval which outlines the general building envelope for the site, the departures are considered to be acceptable in this instance. Further, it is noted that despite the reduced non-complying separation distance, compliance is however achieved for both situations with respect to the visual privacy requirements under the ADG and that there will be no direct line of sight particularly in relation to the proposed distance between Block C and the Sorrento development.

The non-compliance has also been appropriately addressed by the applicant by justifying that the reduced separation distance has been accepted by the Department through the approval of the Concept Plan primarily on the basis that screening devices should be provided to mitigate any privacy impacts. The Department's assessment report states:

> *"The modification will preserve the approved 9 metre setback between Building C and the existing Sorrento Building located to the north……to ensure that privacy between units is protected, appropriate screening devises could be incorporated into the final design submitted at the detailed design stage."*

In this instance, the applicant argues that as individual apartment amenity can be maintained through the inclusion of appropriate screening devices being incorporated into the design. Therefore, Council officers are satisfied that the non-compliances are considered to be justified and a variation supported for the reasons discussed above.

Regional Environmental Plans

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

7.4 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.

7.5 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).

Local Environmental Plans

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

Sydney Regional Environmental Plan No. 24 - Homebush Bay Area generally provides the statutory controls in relation to this land. In addition, the Concept Plan MP 09_0160 MOD2 approved by the Department of Planning is also relevant for consideration and is discussed in further detail under section 9 of the report.

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

The proposed development is not affected by any relevant Draft Environmental Planning Instruments.

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

9.1 Concept Plan Approval Major Project (MP) 09_0160

As previously discussed, the Department of Planning approved a site specific concept plan for the subject lot 3 which have resulted in subsequent modifications thereafter.

An assessment of the current proposal has been considered against the Concept Plan approval as modified, and overall consistency of the proposal considered against the plan is demonstrated in the assessment table below.

Schedule 1 - Part A, B and C

The proposal is generally consistent with schedule 1.

Schedule 2 - Part A: Terms of Approval

Conditions of Concept Plan MP 09_0160	Comment
A1 Development Description – *(amended by MOD 2)* Concept Approval is granted to the development described below: • Use of the site for residential purposes and public open space; • Indicative building envelopes for 3 separate buildings A-C over a single podium and basement level, with heights ranging from 4 to 9 storeys; • Basement level car parking; • Road works to extend Amalfi Drive; and • Associated landscaping and site facilities.	Complies and to be achieved collectively in stages via separate applications. The subject application relates to the first stage of the development for the construction of 273 dwellings predominantly accommodated in the 4, 5 & 9 storey building elements in Blocks A, B and C; full construction of the basement level car park; road works; park; and associated civil infrastructure works. Future stages of the development to follow under separate applications to complete the Blocks A to C. Council therefore consider the proposal to be generally consistent with this plan and the description identified in A1.
A2 Plans and Documentation – *(amended by MOD 2)* Identifies approved plans and documentation.	Council is satisfied that the proposed development is generally consistent with the approved plans and documentation shown listed in A2.
A3 Building Envelope Modifications – *(amended by MOD 1)* The plans as described in A2 shall be modified as follows: a) The envelope of the southeast corner of Building B (fronting Amalfi Drive and the eastern 3 storey part of the Capri Building) shall be reduced to a maximum of 5 storeys (RL23.50m) by deleting the proposed 8 units (2x3 bedroom, 2x1 bedroom and 4x2 bedroom) on levels 2 (level 5 and 6) as identified (hatched in red) in Drawing number DA27 Revision F. Amended plans demonstrating compliance with this modification shall be submitted to, and approved by the Director General prior to the submission of any future Development Application.	Complies. The subject application and the architectural plans submitted for this site proposes a maximum of 4 storeys on the southeast corner of Building B, in accordance with the approved plan hatched in red as indicated in Drawing no. DA27 Revision F.
A4 Maximum Gross Floor Area – *(amended by MOD 2)* The redevelopment of the site for a residential development shall not exceed a maximum Floor Space Area as defined under the Homebush Bay West Development Control Plan 2004 of approximately 50,045m2.	Complies. The first stage of the development proposes a total of 18,802 sqm in floor space area and is well within the maximum 50,045m2 permitted for the site under this plan.
A5 Minimum Public Open Space	Complies. The application proposes a delivery of a neighbourhood park (Bay Park) with pedestrian

The redevelopment of the site shall provide a minimum of 6,060m2 of publicly accessible open space in the form of a neighbourhood park and pedestrian link.	links amounting to 9,593 m2 in excess of the required numerical requirement in accordance with this condition.
A6 Inconsistencies between Documentation	
In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents including the Revised Statement of Commitments, the modifications of the Concept Plan shall prevail.	Noted. Also refer to section 9.2 regarding HBW DCP discussions in relation to Floor space area, building height and building separation and setbacks.

Schedule 2 - Part B: Future Assessment Requirements

Conditions of Concept Plan MP 09_0160	Comment
B1 Built Design Future Development Applications shall demonstrate compliance, or fully justify any non-compliance with the Daylight Access, Building Separation and Natural Ventilation provisions of the State Environmental Planning 65 – Design Quality of Residential Flat Development (SEPP 65) and the accompanying Residential Flat Design Code 2002.	Consistent. Building design is discussed previously in the SEPP 65 section above. The development proposed is generally consistent with the current SEPP and ADG requirements that replaced the RFDC.
B2 Privacy Future Development Applications shall demonstrate that the buildings and apartments are arranged and designed to minimise acoustic and visual privacy impacts between: • Building A and the existing Portofino Building; • Building B and the existing Capri Building; • Buildings B and C; and • Building C and the existing Sorrento Building, in accordance with the provisions of the State Environmental Planning 65 – Design Quality of Residential Flat Development (SEPP 65) and the accompanying Residential Flat Design Code 2002.	Consistent. Proposed development achieves compliance with the visual privacy requirement under the ADG and is discussed previously in the SEPP 65 section above.
B3 SEPP 65 Future Development Applications shall be consistent with the provisions of the State Environmental Planning 65 – Design Quality of Residential Flat Development (SEPP 65) and the accompanying Residential Flat Design Code 2002.	Noted. RFDC superseded by ADG as a result of amendment 3 to SEPP 65. The proposal is consistent with the core requirements of the current ADG and SEPP 65 provisions.

B4 Architectural Quality (new clause included by MOD 2)	
Future Development Applications shall demonstrate high architectural quality breaking the overall mass of the building down into smaller building elements and through the use of a variety of textures, materials and colours to articulate the surface and reduce the visual scale of the nine storey component of Building B and improve its appearance from the street. This can include: • Curving the building alignment to reflect the curved alignment of the street; • Providing vertical building breaks, particularly along the Bennelong Parkway elevation, to provide relief from the continuous built edge; • Defining a base, middle and top of the building with a change in materials; • Expressing the internal layouts of the building in the façade design and using different elements to modulate and articulate the façade; • Using different window types; • Articulating building entries; • A variety of balcony types that respond to street context; and • Roof features.	Proposed development is consistent with this condition as the proposed development incorporates various architectural elements listed in B4.

9.2 Homebush Bay West Development Control Plan 2004

The relevant design requirements and objectives of the HBWDCP 2004 have been considered in the assessment of the development proposal and are considered to perform satisfactorily with regard to the HBWDCP 2004. It is noted however that the application is also governed by a approved Concept Plan by the Department which provides the general building outline massing/orientation, street layout, setbacks and height. To this extent, the core requirements of the HBWDCP where relevant, are reflected in this report.

A comprehensive assessment of the compliance with respect to HBWDCP 2004 is found in **(Appendix B)** of this report.

9.1a Land use and density – cl. 3.4.1

Cumulative Gross Floor Area

The total density requirement permitted for Precinct F (area defined by DCP) is capped at 236,842m^2 of which 234,642m^2 is allocated for residential use. The subject site to be redeveloped is permitted a maximum floor space of 50,045m^2 as a result of the modification (2) to the Concept Plan (MP 09_0160).

According to the Department of Planning assessment report for the Concept Plan approval MP 09_0160(MOD 2), it is indicated that Precinct F has a remaining residual capacity of 13,560m^2 and that whilst the total residential floor space exceeds the maximum permitted under the DCP, it however is still within the total maximum floor space permitted for Precinct F.

In this regard, Council is satisfied that the proposed floor space area cumulatively would generally be compliant with the section 3.4.1 – Land use and density controls of the Homebush Bay West Development Control Plan 2004; as previously accepted by the Department. In addition, the application which relates to the first stage of the development is also compliant with the Concept Plan approval in so far as the proposed floor space of 18,802m2 to be provided is within the maximum floor space of 50,045m^2 permitted for the site.

9.1b Building Height – cl. 3.4.2

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 (storeys)	Proposed no. of storeys from finished ground level	Compliance
A	4 and 6	4 and 5	Yes
B	4, 6 and 8	4 and 9	**No**
C	4, 6 and 8	4 and 9	**No**

The proposed height or maximum storeys for Blocks A through C are generally consistent with 3.4.2 – Building Height Diagram as indicated in the DCP, with the exception of 4 building elements located along the Bennelong Parkway frontage within Blocks B and C which comprise of 9 storey towers. Despite the marginal non-compliance with the DCP, the proposal is however consistent with the Concept Plan (MP 09_0160 MOD 2) approved by the Department of Planning on July 2013 which permits the additional height increase along the south western edge of the site. In addition, given that the development is required to be consistent with the Concept Plan approved, where there is any inconsistency between the Concept Plan and any relevant DCP, the Concept Plan would prevail. To this extent, Council is satisfied with the development proposed and that it performs satisfactorily with respect to the principal planning controls relating to the site.

9.1c Building separation and Street setbacks/Block Pattern – cl. 3.4.5-6

The Concept Plan approval by the Department established a general building envelope scheme for the site which is generally in accordance with the block pattern identified for the site within Precinct F under the HBWDCP 2004.

At ground plan level, the development provides suitable setbacks of 5.5m measured from the building line to the eastern lot boundary that is shared with the Capri Building and a setback of 6.25m from the northern lot boundary adjoining the Sorrento development. The proposed setbacks are considered to be generous despite the DCP requiring only a minimum of 3 metres. Further the maximum height proposed is also consistent and in keeping with the height restrictions permitted under the DCP and the Concept Plan approval.

As previously discussed under section 7.3, the development does result in some marginal non-compliances with the ADG and thus the HBWDCP, notably building separation requirement, however this was considered to be acceptable by the Department as a result of the approval of the Concept Plan and also the that the development can incorporate screening devices to minimise any privacy impacts and avoid direct lines of sight. Given that the development has been designed responsibly to take into consideration of visual privacy for which compliance has been demonstrated under the ADG and consistency with the Concept Plan has also been demonstrated, the proposed development is therefore considered to be satisfactory.

10. Section 94 Contributions Plan

This part of the Act relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

> *"(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
> *(a) the dedication of land free of cost, or*
> *(b) the payment of a monetary contribution, or both.*
> *(2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned."*

Comments:

The development would require the payment of contributions in accordance with Council Section 94 Contributions Plans. It is recommended that conditions be imposed on any consent requiring the payment of these contributions prior to the issue of any occupation certificate for the development.

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

- 97 x 1 bedroom apartments;
- 175 x 2 bedroom apartments; and
- 1 x 3 bedroom apartment

Total: 273 residential units.

In this regard, as at 28 June 2016, the contribution amount based on the above is calculated at **$1,010,427.36.** This revised figure is subject to the consumer price index as per the relevant plan and will be imposed under the subject application.

11. 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.

12. 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.

13. 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.

14. 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 conditions, in relation to flooding.

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

No other natural hazards or site constraints likely to have a significant adverse impact on the proposed development. Accordingly, the site can be said to be suitable to accommodate the proposal. The proposed development has been assessed in regard 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.

15. 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 and legislative requirements for Integrated Development Applications, the proposal was publicly exhibited and letters sent to adjoining owners/occupiers for a minimum period of thirty (30) days between 21 October 2015 to 20 November 2015. The notification generated 12 submissions in respect of the proposal.

During the notification period, a public meeting was also held on the 2 November 2015 with a total of 44 participants being in attendance.

The issues raised in the public submissions and meeting are summarised and commented on as follows:

Issues:

a) Traffic congestion, lack of public infrastructure, access and parking:
   - Traffic flow and increased congestion concerns associated with proposed access from Amalfi Drive. Access should be from Bennelong Parkway.
   - Bennelong Parkway should to be used as main access point for the development and not from Amalfi Drive.
   - Increase parking ratio due to inadequate provision of parking
   - Lack of parking facilities for residents, particularly street parking
   - Negotiations for alternative parking at SOPA (P5) car park.
   - Inadequate public transport and road infrastructure services at Wentworth Point resulting in traffic congestion.
   - Enforcement of safe parking practices in Wentworth Point and restrictions imposed on non-resident vehicles parking in Wentworth Point in particular, internal roads.

b) Lack of community consultation and engagement.

c) Preservation of trees along the perimeter of the site, in particular trees located in between the subject site and the Capri development.

d) Residential amenity:

- Building separation between the subject development and the Capri Building
- Privacy and security concerns relating to the open park access to internal courtyards of surrounding buildings (Capri, Sorrento, Torino).
- Noise restrictions imposed on the proposed rooftop cinema
- Noise concerns associated with construction hours

Comment: The redevelopment of the Wentworth Point is in an area undergoing transition in which all future developments have been specifically planned for since the introduction of 1999 Homebush Bay DCP which established a broad direction for the urban structure and design controls which identified the site for high density 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 high rise residential uses across the site.

In response to the concerns expressed in issue (a), the subject application has been supported by a traffic report prepared by Thompson Stansbury which concludes that the development would not compromise the performance of the intersection. Council's engineers have reviewed the report and have advised that the impact of the developments on the future traffic conditions is acceptable having regard to the development permitted under the planning controls for the site. The proposed development also provides adequate car parking in accordance with the HBWDCP.

With respect to concerns raised about access being provided from Bennelong Parkway instead of Amalfi Drive, the proposal is also consistent with the DCP in so far as there being a specific requirement for vehicular access points to be located off secondary streets. Further, the structural design framework of the DCP and Concept Plan has established the connection of Amalfi Drive with surrounding streets and the extension of Amalfi Drive through the subject site.

Recent approvals for a range of developments in Wentworth Point will result in traffic upgrades to the intersections along Hill and Burroway Road and the delivery of the bus, cycle and pedestrian footbridge linking Wentworth Point to Rhodes.

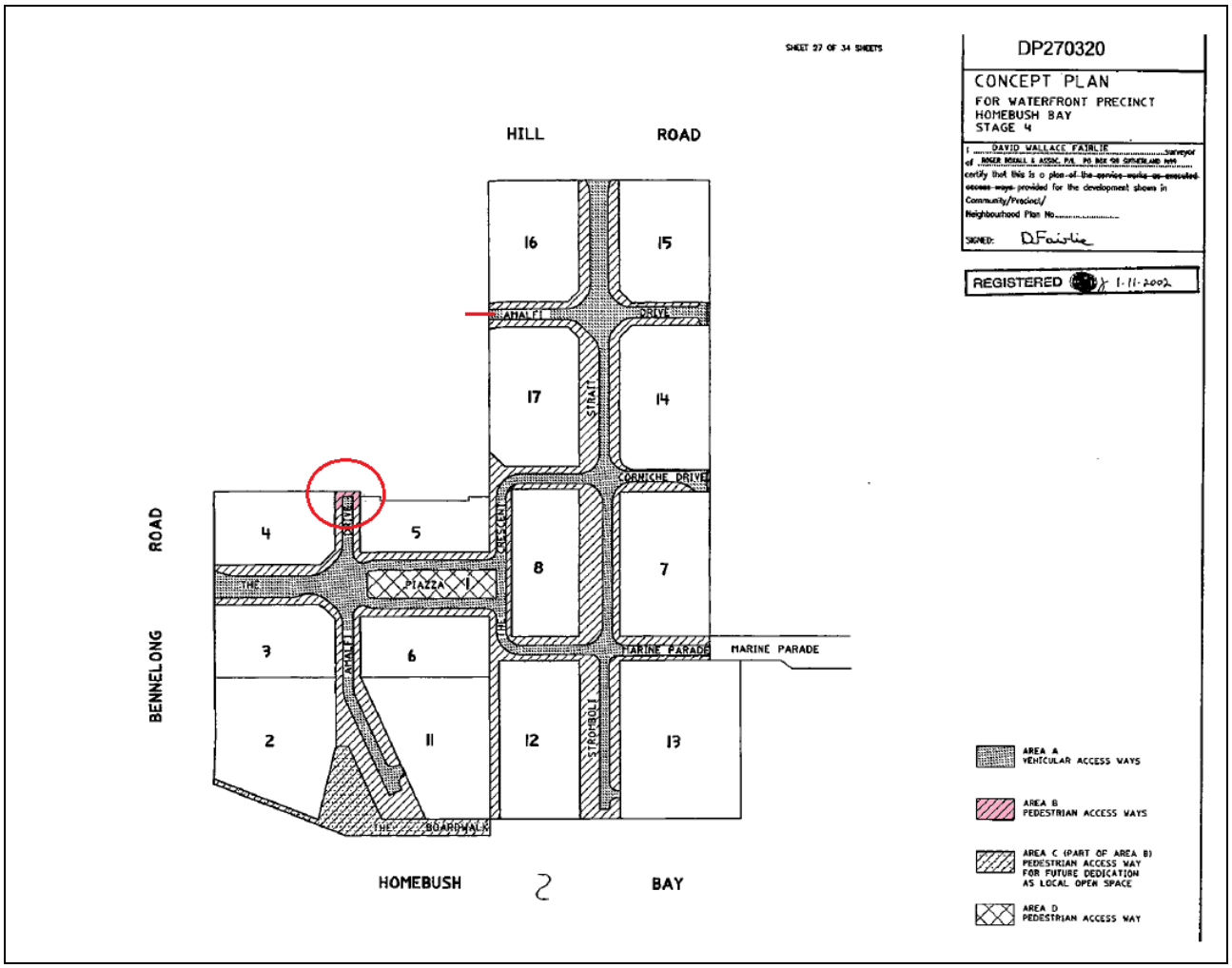
In relation to concerns raised in issue (b), the application has met its statutory obligations through notification of the development proposal for a period of 30 days which include over 2000 letters, advertisement of the application on the local newspaper and site notices. In addition Council officers held a public meeting for residents and external stakeholders to be engaged with the development process for the application.

In relation to issue (c), the some 6 trees are identified to be removed as it is located within property Lot 3 (subject site) to facilitate the development proposal. Council Officers have raised no objections to their removal as the landscape plan provided proposes significant landscaping with substantial tree replacements of a mature height along Bennelong Parkway frontage and Bay Park.

In relation to issue (d), the proposed development has been assessed on its individual merit and is considered to perform satisfactory with respect to the ADG, Concept Plan and HBWDCP, notably the visual privacy is maintained between buildings and is compliant with the requirements under the ADG. In this regard, 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.

Late submission:

On the 13 April 2016, Council received a submission from an objector with legal advice provided by a Senior Counsel raising concerns that the vehicular access way stopping short of the boundary with Lot 3 and the space between Area A and the boundary designated as Area B is a pedestrian access way. The advice provided indicates that the strip of land relating to the pedestrian footpath is under the ownership of the Community Association and therefore owner's consent from the community association should be sought by the applicant in order to use the pedestrian strip. The advice also states that access to Amalfi Drive should be provided from Hill Road and Stromboli Strait as permitted by Area A which abuts the boundary.



The advice provided concludes that:-

> *"…the Community Association has the power to deny vehicular access across the boundary of its land with Lot 3…*
>
> *Vehicular access ways – does not abut Lot 3 as a strip of land adjoining the boundary between Lot 3 and the Community Association's land is designated as Area B – Pedestrian Access Ways.*
>
> *Therefore, vehicular access is only permitted within areas marked A whilst pedestrian access is permitted within areas marked A and B. It follows that access could not be denied for pedestrian access across the boundary.*
>
> *The concept plan shows that Area A, which permits vehicular access, abuts the boundary referred above… therefore the Association could not deny access across the boundary with Lots 16 to 19."*

The applicant was made aware of the submission/legal issue relating to whether owner's consent was required or not. Therefore, the applicant has also provided their own legal advice by a Senior Counsel on the matter.

The legal advice provided by the applicant's SC concludes as follows:÷

> *"the property (Lot 3) is benefitted by 2 relevant easements – one a right of way and the other a right of footway… which Lot 1 is burdened by those easements and therefore allows the owners of Lot 3 to drive through and or walk through lot 1 to lot 3 vice versa for various reasons including that "there is no limitations on the right of carriageway shown in the plan that benefits lot 3 at any point before it meets the boundary of lot 3 and also that the footpath constructed at the boundary of lot 3 does not derogate from the easement for right of way that has been granted in favour of lot 3."*
>
> *The SC further states that: "Although there is an easement for right of footway over the same area as "A" on DP270320 marked "B", the 2 easements coexist and are not in conflict or to the exclusion of the other… and the Community Association cannot cause or permit obstructions to remain on Lot 1 which would unreasonably prohibit, impede, restrict or interfere with vehicle access to lot 3…*
>
> *In summary, the right of carriageway extends over the area marked "A" on DP2770320 and burdens Lot 1 from Bennelong Road through the Piazza and the boundary with Lot 3 which the lot benefits from the easement. Section 28 of the Act and cl. 1.9A of the LEP do not affect this situation: Cracknell & Lonergan. Lot 3 is entitled to demand the footpath be removed as it constitutes an unreasonable obstruction to the use of the carriageway. The removals of the footpath will not interfere with the easement for pedestrian access. The easements will coexist."*

Comment: The issue above has been considered by Council and is not considered to be a planning matter, but rather a legal matter between the applicant and the Community Association regarding right of access. Notwithstanding, the development proposed is considered to be consistent with the planning intentions of the HBW DCP and Concept Plan approval in so far that the planning framework established by the DCP and Concept plan outlines the access ways, street and block pattern in Wentworth Point. It is preferable for vehicular access to/from the site to be provided from Amalfi Drive rather than through Hill Road or Bennelong Parkway.

16. 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.

17. 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".

18. Conclusion

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

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

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

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

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 $117,970,000 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: Residential 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 high rise residential development and the redevelopment of the land from industrial use to residential use is consistent with the desired future character of the area that is earmarked for such developments.
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 development of Lot 3 includes the construction of Bay Park and the extension of Amalfi Drive. The site is well positioned to utilise existing commercial services, 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.*	☐	☐	☒	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 promote ESD.	☐	☐	☒	
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 Environmental and Heritage Protection *To protect sensitive natural environments, such as wetlands, woodlands and grasslands/wetlands (as*	☐	☐	☒	There are no heritage listed sites situated adjacent or adjoining to the site.

Requirement	Yes	No	N/A	Comment
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. *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 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 the first stage of the development for construction and is in accordance with the Concept Plan approval MP 09_0160.
(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 physical works on site. It is noted that the development is accompanied by a BASIX Certificate which is considered satisfactory.
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.	☐	☐	☒	Submissions from public authorities have been considered in the External Referrals Section (above).
The views of the public and other authorities which have been consulted by the consent authority under this plan.	☒	☐	☐	
The issues listed in Schedule 7.	☐	☐	☒	Schedule 7 requirements apply only to the development of major public facilities or within conservation areas.

Requirement	Yes	No	N/A	Comment
Clause 14 Consultation with other public bodies *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 discussed in the referrals section of the report above.
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 and the Concept Plan MP 09_0160 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 this 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.
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*	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	The development site is not identified as an environmental conservation area. Precinct F is the subject of extensive redevelopment from industrial use to residential use for medium to high density living and the subject site is the last residual stage to be redeveloped into high density residential uses.

Requirement	Yes	No	N/A	Comment
issues listed in Schedule 7 have been adequately 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:	☒	☐	☐	The subject site is located in vicinity of the Millennium Parklands (across Hill Road to the west) but the plans in this application will not impact on environmental conservation areas. In addition, the proposed development is contained within a site formerly used for industrial development. The impact of the redevelopment of the site on the Nuwi Wetlands was has been addressed by the applicant advising that during the assessment of the Concept Plan which determined that the proposed development would not result in an adverse impact to the Wetlands. Further a referral has been made to the NSW Office of Water for comment as a result of the development being identified as an integrated development, however to date Council has received no formal response and concurrence can be assumed in this instance.
(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	☒	☐	☐	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.
(b) must consider whether the development is consistent with:	☒	☐	☐	
(i) the SOPA Frog Management Plan, and	☒	☐	☐	The proposed development will support the future aims and objectives of this part of the peninsula being a redevelopment for high density residential uses.
(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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
Park Authority in accordance with the *Sydney Olympic Park Authority Act 2001*.				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, (c) altering a heritage item by making structural changes to its interior, (d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (e) moving the whole or a part of a heritage item, (f) erecting a building on, or subdividing, land on which a heritage item is located or which is within a heritage conservation area.	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	The subject site does not contain any items of heritage and is not identified as a conservation area under Schedule 4.
2 What exceptions are there? Development consent is not required by this clause if: (a) in the opinion of the consent authority: (i) the proposed development is of a minor nature or consists of maintenance of the heritage item or of a building, work, archaeological site, tree or place within a heritage conservation area, and (ii) the proposed development would not adversely affect the significance of the heritage item or heritage conservation area, and (b) the proponent has notified the consent authority in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will comply with this subclause and that development consent is not otherwise required by this plan. (3) Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, to relics in the form of grave goods or to a place of Aboriginal heritage significance: (a) the creation of a new grave or monument, or (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	The subject site does not contain any items of heritage and is not identified as a conservation area under Schedule 4.
What must be included in assessing a development				

Requirement	Yes	No	N/A	Comment
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 regard to such a plan.				
(6) The minimum number of issues that must be addressed by the heritage impact statement are: (a) for development that would affect a *heritage item*:	☐	☐	☒	The site is not listed as a heritage item under the plan and a formal and detailed heritage assessment is not required.
(i) the heritage significance of the item as part of the environmental heritage of the Homebush Bay Area, and	☐	☐	☒	
(ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and	☐	☐	☒	
(iii) the measures proposed to conserve the heritage significance of the item and its setting, and	☐	☐	☒	
(iv) whether any archaeological site or potential historical archaeological site would be adversely affected by the proposed development, and	☐	☐	☒	
(v) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision, and	☐	☐	☒	
(b) for development that would be carried out in a *heritage conservation area*:	☐	☐	☒	
(i) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance, and	☐	☐	☒	
(ii) the impact that the proposed development would have on the heritage significance of the heritage conservation area, and	☐	☐	☒	
(iii) the compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development, and	☐	☐	☒	
(iv) the measures proposed to conserve the	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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 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.* *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.	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	The proposed development will not have any impact upon any identified places or potential places of aboriginal significance or archaeological sites.
Clause 28 Development affecting known or potential historical archaeological sites of relics of non-Aboriginal heritage significance (1) Before granting consent for development that will be carried out on an archaeological site or a potential historical archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of a relic of Aboriginal heritage significance), the consent authority must: *(a) Consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site.* (b) be satisfied that any necessary excavation permit required by the Heritage Act 1977 has been granted. *(2) This clause does not apply if the proposal:* *Does not involve disturbance of below-ground*	☐ ☐ ☐ ☒	☐ ☐ ☐ ☐	☒ ☒ ☒ ☐	The subject site is not identified as an archaeological or potential archaeological site.

Requirement	Yes	No	N/A	Comment
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. *(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 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.*	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒	There are no items of heritage significance or conservation areas in the immediate vicinity of the subject site.
Clause 30 Development in heritage conservation areas *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) State Environmental Planning Policy No.65 – Quality Design of Residential Flat Development (Amendment no. 3)

The relevant provisions and 9 design quality principles of the SEPP 65 have been considered in the assessment of the development application contained within the following table:

Requirement	Yes	No	N/A	Comment
Clause 2 Aims objectives etc. *(3) Improving the design quality of residential flat development aims:* *(a) To ensure that it contributes to the sustainable development of NSW:* *(i) by providing sustainable housing in social and environmental terms;* *(ii) By being a long-term asset to its neighbourhood;* *(ii) By achieving the urban planning policies for its regional and local contexts.* *(b) To achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define.* *(c) To better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities.* *(d) To maximise amenity, safety and security for the benefit of its occupants and the wider community.* *(e) To minimise the consumption of energy from non-renewable resources to conserve the environment and to reduce greenhouse gas emissions.*	☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	The proposal is generally considered to satisfy the aims and objectives of SEPP 65 and is discussed in greater detail throughout the report.
Part 2 (Repealed) **Schedule 1 Design quality principles**				
Principle 1: Context and Neighbourhood Character *Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.* *Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.* *Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*	☒	☐	☐	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 proposed development is to be located within Precinct F as delineated in the HBW DCP.
Principle 2: Built form and Scale *Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.* *Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.*	☒	☐	☐	The scale of the proposed development is generally considered to be consistent with the HBW DCP and Concept Plan MP 09_0160. Council officers are therefore satisfied that the building envelopes/massing are consistent with this part. (Refer to detailed assessments below).

Requirement	Yes	No	N/A	Comment
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.				
Principle 4: Density *Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.* *Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*	☒	☐	☐	Site area = 25,575 sqm: The first stage of the development for construction will provide 273 apartments' in a high-rise building form that will contribute to the redevelopment of the area consistent with the HBW DCP and Concept Plan approval as per the desired future character of the area.
Principle 5: Sustainability *Good design combines positive environmental, social and economic outcomes.* *Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.*	☒	☐	☐	The application is accompanied by a satisfactory BASIX Certificate and incorporates energy efficient fixtures and fittings.
Principle 6: Landscape *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.* *Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.* *Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides 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 development proposed is consistent with the Concept plan approval and provides appropriate setbacks, street planting, private courtyards and neighbourhood park with pedestrian site links to create a future landscape setting.

Requirement	Yes	No	N/A	Comment
Principle 7: Amenity *Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.* *Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas 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. The proposed block forms perform satisfactorily with the relevant core requirements of the ADG and HBWDCP 2004 where relevant; in relation to solar access, visual and acoustic privacy, ventilation and private open space.
Principal 8: Safety *Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.* *A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*	☒	☐	☐	Council officers can be satisfied that the building locations and associated massing will be consistent with this part.
Principal 9: Housing Diversity and Social Interaction *Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.* *Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.* *Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.*	☒	☐	☐	A diverse mix of apartment types including 1, 2 and 3 bedroom sizes are proposed within the development to accommodate for changing needs.
Principle 10: Aesthetics *Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.* *The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*	☒	☐	☐	Council officers are satisfied that the building locations and associated massing will be consistent with this part. The development will contribute to a positive visual outlook that is compatible with the existing locality.

Requirement	Yes	No	N/A	Comment
Clause 28 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 ADG is considered in the assessment table immediately below.

Associated with SEPP 65 is the Apartment Design Guidelines (ADG). The relevant provisions of the ADG are considered within the following assessment table:

Apartment Design Guidelines

Requirement	Yes	No	NA	Comment
Part 3B - Orientation				
3B-1 Design Guidance Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1). Where the street frontage is to the east or west, rear buildings should be orientated to the north. Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2).	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposed development is considered to be consistent with the Orientation objectives as the building is appropriately located to maximise solar access to the proposed building but also maintain solar access to adjoining buildings. The building siting has been optimized to provide the best possible building separation to adjoining buildings, streetscape address/alignment. The proposed built form is considered satisfactory and the general arrangement of the building envelopes within the site is in accordance with the Concept Plan approved by the Department.
3B-2 Design Guidance Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access. Solar access to living rooms, balconies and private open spaces of neighbours should be considered. Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%. If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposed development is considered to be generally consistent with the Daylight Access objectives as the orientation of living areas allows for daylight infiltration. Overshadowing of the street is unavoidable in this instance given the site location. Given the high density characteristic of the area, this is a constraint of the existing site and increasing the street setback is not considered to result in an effective improvement within the locality. The subject site has a northeast orientation and as such generates some shadowing to the adjoining developments in the late afternoon. The development has been designed to minimise the scale of the unit block

Overshadowing should be minimised to the south or downhill by increased upper level setbacks.	☒	☐	☐	located on the east (Block B) with a proposed general height of 4 to 5 storeys so as to limit the shadow impact on the south-eastern residential units adjoining the site. It is noted that these units will receive morning sun light for a minimum 2 hours during the course of the day consistent with the core ADG requirements.
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development.	☒	☐	☐	
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.	☒	☐	☐	There are no solar panels situated on the roofs of nearby buildings especially to the south.
Part 3C - Public domain interface				
3C-1 Design Guidance Terraces, balconies and courtyard apartments should have direct street entry where appropriate.	☒	☐	☐	The public domain interface is considered to positively contribute to the streetscape by providing high quality materials and distinct access to residential use foyers. The separation between the private and public domains is established by stairs, level changes and paving material. The ground floor is also proposed for residential use and is appropriately setback in accordance with the Concept Plan. As per the objectives sections the private and public domains are delineated via, stairs, landscaping and level changes. The proposed public domain is enhanced via the provision of entry lobby, windows and vehicular access ramps with no rigid defined edges. The development performs well in this regard.
Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings.	☒	☐	☐	
Upper level balconies and windows should overlook the public domain.	☒	☐	☐	
Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m.	☒	☐	☐	
Length of solid walls should be limited along street frontages.	☒	☐	☐	
In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions:- • architectural detailing. • changes in materials. • plant species. • Colours.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets.	☒	☐	☐	
Opportunities for people to be concealed should be minimised.	☒	☐	☐	
3C-2 Design Guidance Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking.	☐	☐	☒	
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.	☒	☐	☐	Suitable areas exist for the provision of a mailbox area within residential lift lobby. Suitable conditions will be imposed to facilitate this requirement.

The visual prominence of underground car park vents should be minimised and located at a low level where possible.	☒	☐	☐	
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	☒	☐	☐	Service areas such as garbage storage and loading spaces are contained at the ground level in an enclosed holding area and not visible from public areas. All loading is to be collected from within the loading area within the building with access from Bennelong Parkway.
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.	☒	☐	☐	
Durable, graffiti resistant and easily cleanable materials should be used.	☒	☐	☐	Should the application be recommended for approval, relevant conditions in relation to use of high-quality materials and general maintenance of the site shall be included in any consent that may be issued.
Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined. • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space. • minimal use of blank walls, fences and ground level parking.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The development includes the delivery of a large neighbourhood park and site pedestrian links to the park has been incorporated into the design of the development to enhance the overall outlook.
On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking.	☒	☐	☐	
Part 3D - Communal and public open space				
3D-1 Design Criteria Communal open space has a minimum area equal to 25% of the site (see figure 3D.3). Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	☒	☐	☐	Generous communal open spaces are also provided in the form of roof top terraces representing a total of 12972m2 in area which results in 50.5% of the total site, where only a minimum of 25% is required under the ADG.
3D-1 Design Guidance Communal open space should be consolidated into a well-designed, easily identified and usable area.	☒	☐	☐	The proposal incorporates a common area on the rooftop level and on podium levels with pedestrian links to the park.
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions.	☒	☐	☐	The proposal incorporates several areas of landscaping, including the introduction of planter beds on the rooftop area and podium level to soften the appearance of the building.
Communal open space should be co-located with deep soil areas.	☒	☐	☐	A communal open space accounts for 12927m^2 or 50.5% of the site area.
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies.	☒	☐	☐	
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof.	☒	☐	☐	

Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:				
• provide communal spaces elsewhere such as a landscaped roof top terrace or a common room.	☒	☐	☐	
• provide larger balconies or increased private open space for apartments.	☒	☐	☐	
• demonstrate good proximity to public open space and facilities and/or provide contributions to public open space.	☒	☐	☐	
3D-2 Design Guidance Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements:	☒	☐	☐	The proposal incorporates a common area on the rooftop and on the first floor podium level. Suitable areas of benches and BBQ areas can be provided.
• seating for individuals or groups.	☐	☒	☐	The site provides generous deep soil areas of up to 5207m2 (20.4%) of the site area whereas the ADG only requires a minimum of 7%. Sufficient soil depth is proposed in these areas to support the variety of planters in the area including large trees up to 25L pot size, medium trees, shrubs, ground cover and turf. A satisfactory landscape plan is submitted with the application is a considered acceptable in this regard.
• barbecue areas.	☒	☐	☐	
• play equipment or play areas.	☐	☒	☐	
• swimming pools, gyms, tennis courts or common rooms.	☒	☐	☐	
The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts.	☒	☐	☐	
Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks.	☒	☐	☐	
3D-3 Design Guidance Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include:-	☐	☒	☐	Secure access to entries to the building and as casual surveillance of the public domain from the balconies are provided.
• Bay windows.	☒	☐	☐	
• Corner windows.	☒	☐	☐	
• Balconies.				
Communal open space should be well lit.	☒	☐	☐	
Where communal open space / facilities are provided for children and young children they are safe and contained.	☒	☐	☐	
3D-4 Design Guidance The public open space should be well connected with public streets along at least one edge.	☒	☐	☐	Large neighbourhood park is proposed to be delivered in accordance with the Concept Plan approval that is consistent with the HBWDCP 2004.
The public open space should be connected with nearby parks and other landscape elements.	☒	☐	☐	
Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid.	☒	☐	☐	
Solar access should be provided year round along with protection from strong winds.	☒	☐	☐	
A positive address and active frontages should	☒	☐	☐	

be provided adjacent to public open space. Boundaries should be clearly defined between public open space and private areas.	☒	☐	☐	
Part 3E1 - Deep soil zones				
3E-1 Design criteria Deep soil zones are to meet the following minimum requirements: Site Area / Dimensions / Deep Soil Less than 650m²: 7% 650m² to 1,500m²: 3m: 7% Greater than 1,500m²: 6m: 7% Greater than 1,500m² with significant existing tree: 6m: 7%	☒	☐	☐	Site area: 25,575m2 Proposed: 5,207m2 (20.4%)
3E-1 Design Guidance On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 10% of the site as deep soil on sites with an area of 650m² - 1,500m². • 15% of the site as deep soil on sites greater than 1,500m². Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: • basement and sub-basement car park design that is consolidated beneath building footprints. • use of increased front and side setbacks • adequate clearance around trees to ensure long term health. • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil. Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres). • there is 100% site coverage or non-residential uses at ground floor level. Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	A satisfactory plan demonstrating the breakdown of calculations for areas designated for communal open space and distribution of deep soil areas has been provided to confirm compliance.
Part 3F - Visual privacy				
3F-1 Design criteria Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:	☒	☐	☐	As discussed above in section 7.3 of the report, compliance with the core requirements of the ADG relating to visual privacy is achieved.

<table><tr><th>Building height</th><th>Habitable rooms & balconies</th><th>Non habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9 + storeys)</td><td>12m</td><td>6m</td></tr></table> Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2). Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.					Up to 4 storeys: • Block A to Portofino: 6.5m (NH) • Block B to Capri: 9.5m (H to H) • Block C to Sorrento: 9m (H to H) • Block A to B: 24m (NH to H) 5 to 8 storeys: • Block C to Sorrento: 9m (H to H) • Block B to C: 16.5m (H to NH)
3F-1 Design Guidance Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance. For residential buildings next to commercial buildings, separation distances should be measured as follows:- • for retail, office spaces and commercial balconies use the habitable room distances. • for service and plant areas use the non-habitable room distances. New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: • site layout and building orientation to minimise privacy impacts (see also section 3B Orientation). • on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4). Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5). Direct lines of sight should be avoided for windows and balconies across corners. No separation is required between blank walls.	☒ ☐ ☐ ☒ ☐ ☒ ☐ ☒ ☒	☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☒ ☐ ☐ ☒ ☐ ☐ ☐	The proposed development has been designed to orientate the residential units to address the street frontages and careful placement of windows and balconies to avoid any direct lines of sight away from the habitable areas of existing adjoining residential units to maximise the visual privacy between the buildings. The subject site is the remaining residual lot within precinct F and is consistent with the Concept Plan approval. Proposed development has been designed to avoid any direct lines of sight.
3F-2 Design Guidance Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: • setbacks. • solid or partially solid balustrades to	☒	☐	☐	Majority of the apartments are designed to provide dual aspect or cross through apartments no south facing single aspect units. Therefore, views, outlook and light penetration are maximised. The common open space on the podium

balconies at lower levels. • fencing and/or trees and vegetation to separate spaces. • screening devices. • bay windows or pop out windows to provide privacy in one direction and outlook in another. • raising apartments/private open space above the public domain or communal open space. • planter boxes incorporated into walls and balustrades to increase visual separation. • pergolas or shading devices to limit overlooking of lower apartments or private open space. • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies.				level is separated from the private terraces through level changes and fence structures.
Bedrooms, living spaces and other habitable. rooms should be separated from gallery access and other open circulation space by the apartment's service areas.	☒	☐	☐	The proposal has been designed so that like-use areas of the apartments are grouped to avoid acoustic disturbance of neighbouring apartments where possible.
Balconies and private terraces should be located in front of living rooms to increase internal privacy Windows should be offset from the windows of adjacent buildings.	☒	☐	☐	The development includes recessed balconies for privacy needs where appropriate.
Recessed balconies and/or vertical fins should be used between adjacent balconies.	☒	☐	☐	
Part 3G - Pedestrian access and entries				
3G-1 Design Guidance Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge.	☒	☐	☐	There is one entrance for the residential apartment building and separate entrances for the commercial tenancy of the building.
Entry locations relate to the street and subdivision pattern and the existing pedestrian network.	☒	☐	☐	
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries.	☒	☐	☐	The entrance to the apartment building is visible.
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries.	☒	☐	☐	
3G-2 Design Guidance Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.	☒	☐	☐	The main entrance to the building faces the street and is readily identifiable.
The design of ground floors and underground car parks minimise level changes along pathways and entries.	☒	☐	☐	
Steps and ramps should be integrated into the overall building and landscape design.	☒	☐	☐	
For large developments 'way finding' maps should be provided to assist visitors and	☒	☐	☐	

residents (see figure 4T.3). For large developments electronic access and audio/video intercom should be provided to manage access.	☒	☐	☐	
3G-3 Design Guidance Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport. Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.	☒ ☒	☐ ☐	☐ ☐	Site pedestrian links from each block to Bay park is proposed to be provided.
Part 3H - Vehicle access				
3H-1 Design Guidance Car park access should be integrated with the building's overall facade. Design solutions may include:- • the materials and colour palette to minimise visibility from the street. • security doors or gates at entries that minimise voids in the façade. • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed. Car park entries should be located behind the building line. Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout. Car park entry and access should be located on secondary streets or lanes where available. Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided. Access point locations should avoid headlight glare to habitable rooms. Adequate separation distances should be provided between vehicle entries and street intersections. The width and number of vehicle access points should be limited to the minimum. Visual impact of long driveways should be minimised through changing alignments and screen planting. The need for large vehicles to enter or turn around within the site should be avoided. Garbage collection, loading and servicing areas are screened. Clear sight lines should be provided at pedestrian and vehicle crossings.	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	The vehicle access point into the basement is provided from Amalfi Drive. The vehicular access to the site is via Amalfi Drive which is the secondary frontage of the site. The vehicle entry point is furthest from the intersection of Bennelong and Hill Road. There is only one vehicle access point to the building. Garbage collection is inside the building.

Traffic calming devices such as changes in paving material or textures should be used where appropriate.	☒	☐	☐	
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials. • level changes. • the use of landscaping for separation.	☒	☐	☐	
Part 3J - Bicycle and car parking				
3J-1 Design Criteria For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre. The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	☒	☐	☐	The minimum parking spaces required for the development in accordance with the HBWDCP is generally 1 space per unit, with a maximum of 1 space for 1 bedrooms, 1.5 space for 2 bedrooms and 2 spaces for 3 bedroom and 0.2 spaces for visitors. The development proposes a total of 389 spaces comprising of 273 for residential, 35 visitors and 81 spaces for future stages. The development complies in this regard.
3J-1 Design Guidance Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces when provided should be on site. Where less car parking is provided in a development, Council should not provide on street resident parking permits.	☒	☐	☐	The guidelines will not need to apply to the development as no car share programme operates in the area.
3J-2 Design Guidance Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.	☒	☐	☐	It is considered that the guidelines are complied with where relevant.
Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas.	☒	☐	☐	Provided in basement levels, a total of 88 residents and 19 visitor bike spaces are to be provided.
Conveniently located charging stations are provided for electric vehicles, where desirable.	☒	☐	☐	
3J-3 Design Guidance Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces.	☒	☐	☐	Secure access doors/gates can be provided to lift lobby and basement car parking.
Direct, clearly visible and well lit access should be provided into common circulation areas.	☒	☐	☐	All main entrances are easily visible from the streets. Suitable lift access has been provided from basement car park to all levels associated with the development.
A clearly defined and visible lobby or waiting area should be provided to lifts and stairs.	☒	☐	☐	
For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or	☒	☐	☐	

bollards.				
3J-4 Design Guidance Excavation should be minimised through efficient car park layouts and ramp design. Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles. Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites. Natural ventilation should be provided to basement and sub-basement car parking areas. Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Having considered the site is heavily constrained by its shape, location and orientation, the proposal is considered to have optimised car parking layout to minimise the amount of excavation on site as basement car park. There is no above ground parking. All car parking spaces are located within the basement area with access through the proposed vehicular access ramp off Amalfi Drive.
3J-5 Design Guidance On-grade car parking should be avoided. Where on-grade car parking is unavoidable, the following design solutions are used:- • parking is located on the side or rear of the lot away from the primary street frontage. • cars are screened from view of streets, buildings, communal and private open space areas. • safe and direct access to building entry points is provided. • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space. • stormwater run-off is managed appropriately from car parking surfaces. • bio-swales, rain gardens or on site detention tanks are provided, where appropriate. • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving.	☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☒ ☒ ☒ ☒ ☒ ☒ ☒	Due to the absence of on grade car parking, it is considered that Part 3J-5 will not apply.
3J-6 Design Guidance Exposed parking should not be located along primary street frontages. Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include:- • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels). • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9).	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	Due to the absence of on grade car parking, it is considered that Part 3J-6 will not apply.

Positive street address and active frontages should be provided at ground level.	☐	☐	☒	
Part 4A - Solar and daylight access				
4A-1 Design Criteria Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	☒	☐	☐	The proposed development is considered to be generally consistent with the Daylight Access objectives as the orientation of living areas allows for daylight infiltration The applicant provided shadow diagram and associated solar access schedule to demonstrate that 190 or 70% of units have living areas and private open space areas achieving the minimum 2 hours solar access in dense urban areas. The proposal achieves the requirement and is considered acceptable. Maximum number of apartments that do not receive any direct sunlight is 32 or 11.7%. The proposed development complies in this regard.
4A-1 Design Guidance The design maximises north aspect and the number of single aspect south facing apartments is minimised.	☒	☐	☐	North facing single aspect apartments are maximised in the building design where possible.
Single aspect, single storey apartments should have a northerly or easterly aspect.	☒	☐	☐	
Living areas are best located to the north and service areas to the south and west of apartments.	☒	☐	☐	
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments. • shallow apartment layouts. • two storey and mezzanine level apartments. • bay windows.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The proposal incorporates a rooftop communal open space which will have suitable solar penetration throughout the year.
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of $1m^2$ of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.	☒	☐	☐	Apartment living areas and certain bedrooms are provided with openings to outdoor space to maximise access to daylight and where possible. Given that the development orientation is established, the development is acceptable in this regard.
Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source. • on south facing sloping sites. • where significant views are oriented away from the desired aspect for direct sunlight.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	
Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective.	☒	☐	☐	
4A-2 Design Guidance Courtyards, skylights and high level windows				It is considered that daylight access is

(with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms. Where courtyards are used: • use is restricted to kitchens, bathrooms and service areas. • building services are concealed with appropriate detailing and materials to visible walls. • courtyards are fully open to the sky. • access is provided to the light well from a communal area for cleaning and maintenance. • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved. Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on buildings opposite south facing windows. • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light. • integrating light shelves into the design. • light coloured internal finishes.	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	maximised across the residential apartment tower. Primary light is provided by primary windows. The development does not require the use of reflected light into apartments.
4A-3 Design Guidance A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas. • shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting. • horizontal shading to north facing windows. • vertical shading to east and particularly west facing windows. • operable shading to allow adjustment and choice. • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided).	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	
Part 4B - Natural ventilation				
4B-1 Design Guidance The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms. Depths of habitable rooms support natural ventilation. The area of unobstructed window openings should be equal to at least 5% of the floor area served. Light wells are not the primary air source for habitable rooms. Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas. • a variety of window types that provide safety	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	166 apartments (61%) are naturally ventilated which complies. Skylights are proposed on highest floors. Louvers are proposed to the north-eastern and south eastern facing elevations to provide privacy protection

and flexibility such as awnings and louvres. • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors.	☒ ☒	☐ ☐	☐ ☐	to the lower level residential units.
4B-2 Design Guidance Apartment depths are limited to maximise ventilation and airflow. Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation). • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries. • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Single aspect apartments are limited within the development. Light and ventilation to the single aspect apartments is achieved. The building and apartment layouts are designed to maximise natural ventilation through the use of open-plan living areas and generous openings to living areas and bedrooms. The living rooms are adjacent to the balconies and generally promote natural ventilation. The building is heavily articulated to respond to the size and shape of the site. The performance of the apartments in relation to solar access and natural ventilation is generally considered acceptable. The building depth is due to the proposed built form as a single tower building. Notwithstanding this, the built form is considered acceptable.
4B-3 Design Criteria At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	☒ ☒	☐ ☐	☐ ☐	166 or 61% of units have openings in two or more external walls of different orientation which achieves the minimum requirement specified at Part 4B-3. The maximum overall depth of a cross-through unit is 15m measured from glass line to glass line.
4B-3 Design Guidance The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths. In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment. Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow. Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	There are dual aspect apartments within the development. This is achieved as appropriate.
Part 4C - Ceiling heights				
4C-1 Design Criteria				

Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Type / Use** — **Minimum ceiling height** Habitable rooms — 2.7m. Non habitable rooms — 2.4m. For 2 storey apartments — 2.7m for main living area floor. 2.4m for second floor where its area does not exceed 50% of the apartment area. Attic spaces — 1.8m at edge of room with a 30 degree minimum ceiling slope. If located in mixed use areas — 3.3m for ground and first floor to promote future flexibility of use. These minimums do not preclude higher ceilings if desired.	☒	☐	☐	The residential units in the building have floor to ceiling heights of between 3.1m for the upper levels and 4.35m for ground level. This is considered acceptable for solar access and general residential amenity.
4C-1 Design Guidance Ceiling height can accommodate use of ceiling fans for cooling and heat distribution.	☒	☐	☐	The proposal is considered to provide sufficient solar penetration into the residential apartments.
4C-2 Design Guidance A number of the following design solutions can be used: • the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces. • Well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings. • ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The floor to ceiling heights of every apartment is complaint with the specified provisions. As such, it is considered that a sense of space is achieved. Being a mixed use building, the ceiling heights to promote future flexibility of use is not necessary in this instance.
4C-3 Design Guidance Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses.	☒	☐	☐	
Part 4D - Apartment size and layout				
4D-1 Design Criteria Apartments are required to have the following minimum internal areas: **Apartment type** — **Minimum internal area** Studio — 35m^2 1 bedroom — 50m^2 2 bedroom — 70m^2 3 bedroom — 95m^2	☒	☐	☐	The following apartment sizes are achieved:- 1B – min. 50m2 2B – min. 70m2 3B – min. 100m2 Noted. Apartments that have 2 bathrooms have been accounted for and the total internal area increased accordingly. All bedrooms have windows. Daylight is not borrowed from other

				rooms within the development.
• The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each.	☒	☐	☐	Compliance is achieved.
• A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.	☐	☐	☒	
• Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	☒	☐	☐	Units are designed to have sufficient solar access and able to achieved natural ventilation on habitable rooms.
4D-1 Design Guidance Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).	☒	☐	☐	The kitchens do not form part of the major circulation space of any apartment.
A window should be visible from any point in a habitable room.	☒	☐	☐	
Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas.	☒	☐	☐	The design, location and layout of the new living areas are compliant.
These circumstances would be assessed on their merits.	☒	☐	☐	
4D-2 Design Criteria Habitable room depths are limited to a maximum of 2.5 times of the ceiling height. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	☒	☐	☐	It is considered that compliance is achieved. All through apartments have sufficient depth and width as required.
4D-2 Design Guidance Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths.	☒	☐	☐	It is considered that the guidelines are complied with.
All living areas and bedrooms should be located on the external face of the building. Where possible: • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources.	☒	☐	☐	
4D-3 Design Criteria Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space). Bedrooms have a minimum dimension of 3m (excluding wardrobe space). Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments. • 4m for 2 and 3 bedroom apartments.	☒	☐	☐	A variety of households are capable of being accommodated within the development. There is an emphasis on two bedroom apartments within the development. Notwithstanding this, single, couple and small families would be capable of residing within the apartment complex. All rooms are designed to meet with the minimum width requirements.

<table>
<tr><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</td><td></td><td></td><td></td><td></td></tr>
<tr><td>4D-3 Design Guidance
Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas.</td><td>☒</td><td>☐</td><td>☐</td><td>The proposed development is considered to be consistent with the Acoustic Amenity objectives as acoustic intrusion is minimised through building separation and the grouping of like-use rooms in apartments together.</td></tr>
<tr><td>All bedrooms allow a minimum length of 1.5m for robes.</td><td>☒</td><td>☐</td><td>☐</td><td>All bedrooms are designed with a minimum 1.5m wide build-in wardrobe.</td></tr>
<tr><td>The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high.</td><td>☒</td><td>☐</td><td>☐</td><td>Wardrobes in master bedrooms are designed to comply with this requirement.</td></tr>
<tr><td>Apartment layouts allow flexibility over time, design solutions may include:
• dimensions that facilitate a variety of furniture arrangements and removal.
• spaces for a range of activities and privacy levels between different spaces within the apartment.
• dual master apartments.
• dual key apartments Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments.
• room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)).</td><td>☒</td><td>☐</td><td>☐</td><td>The proposed development is considered to be consistent with the requirement as layouts promote changes to furniture arrangement and a suitable number can be adapted to the changing needs of residents.</td></tr>
<tr><td>Efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms.</td><td>☒</td><td>☐</td><td>☐</td><td></td></tr>
<tr><td colspan="5">Part 4E - Private open space and balconies</td></tr>
<tr><td>4E-1 Design Criteria
All apartments are required to have primary balconies as follows:
<table>
<tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr>
<tr><td>Studio apartments</td><td>4m^2</td><td>-</td></tr>
<tr><td>1 bedroom apartments</td><td>8m^2</td><td>2m</td></tr>
<tr><td>2 bedroom apartments</td><td>10m^2</td><td>2m</td></tr>
<tr><td>3 plus bedroom apartments</td><td>12m^2</td><td>2.4m</td></tr>
</table>
The minimum balcony depth to be counted as contributing to the balcony area is 1m.</td><td>☐
☒
☐
☐</td><td>☐
☐
☒
☒</td><td>☒
☐
☐
☐</td><td>All the apartments are provided with balconies of minimum depth dimension of 2m although they vary in size and shape.

Generally all apartments comply with the requirements tabled in 4E-1 with the exception of 9 apartments that are less than the minimum areas being short of 1 to 3 sqm. This marginal non-compliance is considered to be acceptable as these apartments will have access to the communal open space on the podium level and on the rooftop level which can be utilised as alternative open space for these units when required.</td></tr>
<tr><td>4E-1 Design Guidance
Increased communal open space should be provided where the number or size of balconies are reduced.</td><td>☒</td><td>☐</td><td>☐</td><td>Private open spaces are provided in the form of private courtyards or balconies in all units. All primary balconies with access from the living area have been</td></tr>
</table>

Storage areas on balconies are additional to the minimum balcony size.	☒	☐	☐	orientated to address either the street frontages or the central courtyard area where there will be the best outlook from the site with minimal privacy impact (acoustic privacy and overlooking into adjoining sites). The development is considered to be acceptable in this regard.
Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above. • close proximity to road, rail or other noise sources. • exposure to significant levels of aircraft noise. • heritage and adaptive reuse of existing buildings.	☒	☐	☐	
In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated.	☒	☐	☐	
4E-2 Design Guidance Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space.	☒	☐	☐	Access is provided directly from living areas and where possible, secondary access is provided from primary bedrooms.
Private open spaces and balconies predominantly face north, east or west.	☒	☐	☐	The position of balconies within the development is determined as being acceptable.
Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms.	☒	☐	☐	
4E-3 Design Guidance Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred.	☒	☐	☐	Balustrades on the upper floors are see through to promote views however primary living rooms are setback form the balcony edge to maximise privacy.
Full width full height glass balustrades alone are generally not desirable.	☒	☐	☐	
Projecting balconies should be integrated into the building design and the design of soffits considered.	☒	☐	☐	There are projecting balconies within the development although they are integrated into the building.
Operable screens, shutters, hoods and pergolas are used to control sunlight and wind.	☒	☐	☐	
Balustrades are set back from the building or balcony edge where overlooking or safety is an issue.	☒	☐	☐	
Downpipes and balcony drainage are integrated with the overall facade and building design.	☒	☐	☐	Stormwater pipes are designed to be recessed and or hidden from the main facades. Facade appearance is considered to be of a high quality contemporary appearance.
Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design.	☒	☐	☐	

Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design. Ceilings of apartments below terraces should be insulated to avoid heat loss.	☒	☐	☐	
Water and gas outlets should be provided for primary balconies and private open space.	☒	☐	☐	
4E-4 Design Guidance Changes in ground levels or landscaping are minimised.	☒	☐	☐	The separation between the private and public domains in established by stairs, level changes and paving material.
Design and detailing of balconies avoids opportunities for climbing and falls.	☒	☐	☐	
Part 4F - Common circulation and spaces				
4F-1 Design criteria 1. The maximum number of apartments off a circulation core on a single level is eight.	☒	☐	☐	A maximum of 5 apartments are arranged from each access corridor.
2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	☐	☒	☐	**The centralised lift access core provided to service the building with 47 residential units. However, having consider the proposed development are predominantly 2 bedroom apartments with 5 apartments on each floor, a single lift to service 40 apartments is considered acceptable.**
4F-1 Design Guidance Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors.	☒	☐	☐	
Daylight and natural ventilation should be provided to all common circulation spaces that are above ground.	☒	☐	☐	This is achieved.
Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors.	☒	☐	☐	The common circulation area is open along its southern side which in turn allows daylight to enter into the space.
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating. • wider areas at apartment entry doors and varied ceiling heights.	☒	☐	☐	Corridors are articulated. Maximum 8 apartments per lift core on a level.
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments.	☒	☐	☐	
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments. • access to ample daylight and natural	☒	☐	☐	

ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights. • other innovative design solutions that provide high levels of amenity.				
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.	☒	☐	☐	Max. 8 apartments are serviced by the single lift core on each level.
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled.	☒	☐	☐	
4F-2 Design Guidance Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines.	☒	☐	☐	The common circulation space is acceptable and considered to be safe. Where the common space is open, fixed louvres are provided for added safety.
Tight corners and spaces are avoided.	☒	☐	☐	The development is designed to provide a single hallway to service all apartments on each floor.
Circulation spaces should be well lit at night.	☒	☐	☐	
Legible signage should be provided for apartment numbers, common areas and general way finding. Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided.	☒	☐	☐	
In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space.	☒	☐	☐	A community or club room is proposed on site at ground level.
Where external galleries are provided, they are more open than closed above the balustrade along their length.	☒	☐	☐	
4G - Storage				
4G-1 Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: **Dwelling type** / **Storage** Studio apartments / $4m^3$ 1 bedroom apartments / $6m^3$ 2 bedroom apartments / $8m^3$ 3 plus bedroom apartments / $10m^3$				A schedule of development statistics which includes a breakdown of storage areas by the size of the apartments is provided to demonstrate compliance with this provision.
4G-1 Design Guidance Storage is accessible from either circulation or living areas.	☒	☐	☐	Storage is provided within each unit in the form of dedicated separate storage cupboards.
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street.	☒	☐	☐	Additional storage compartments are provided in the form of individual storage compartments located within the basement levels.
Left over space such as under stairs is used for storage.	☒	☐	☐	
4G-2 Design Guidance				

Storage not located in apartments is secure and clearly allocated to specific apartments.	☒	☐	☐	There are storage cages provided within the basement car park and storage areas provided within each apartment.
Storage is provided for larger and less frequently accessed items.	☒	☐	☐	
Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible.	☒	☐	☐	Storage cages are provided in basement level
If communal storage rooms are provided they should be accessible from common circulation areas of the building.	☐	☐	☒	Alternative storage areas are provided within each unit in the form of dedicated separate storage cupboards with the apartments.
Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain.	☐	☐	☒	
Part 4H - Acoustic Privacy				
4H-1 Design Guidance Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy). Window and door openings are generally orientated away from noise sources.	☒	☐	☐	Suitable building separation is provided to allow private open space areas to be located away from each other. The matter of building separation has been addressed earlier in the report.
Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas.	☒	☐	☐	The service areas and plant rooms are situated on the ground level. There are no apartments situated on the ground level.
Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.	☒	☐	☐	It is considered that this is achieved.
The number of party walls (walls shared with other apartments) are limited and are appropriately insulated.	☒	☐	☐	
Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms.	☒	☐	☐	The entire development complex is situated over the 3 basement level car park.
4H-2 Design Guidance Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together. • doors separate different use zones. • wardrobes in bedrooms are co-located to act as sound buffers.	☒	☐	☐	The proposal has been designed so that like-use areas of the apartments are grouped to avoid acoustic disturbance of neighbouring apartments where possible. Noisier areas such as kitchens and laundries are designed to locate away from bedrooms when possible.
Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing. • acoustic seals. • use of materials with low noise penetration properties. • continuous walls to ground level courtyards	☒	☐	☐	

where they do not conflict with streetscape or other amenity requirements.				
Part 4J - Noise and pollution				
4J-1 Design Guidance To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source. • residential uses are located perpendicular to the noise source and where possible buffered by other uses. • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces. • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources. • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer. • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4). • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry. Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • solar and daylight access. • private open space and balconies. • natural cross ventilation.	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	The acoustic report submitted incorporates recommended construction methods / materials / treatments to be used to meet the criteria for the site.
4J-2 Design Guidance Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources. • providing seals to prevent noise transfer through gaps. • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens). • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The acoustic report provided acoustic criteria and recommended construction methods / materials / treatments to be used to meet the criteria for the site for both internal and external noise sources.
Part 4K - Apartment mix				
4K-1 Design Guidance A variety of apartment types is provided. The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres. • the current market demands and projected future demographic trends.	☒ ☒	☐ ☐	☐ ☐	An appropriate mix range of apartment type from one bedroom and two bedroom domiciles are to be provided within the development

• the demand for social and affordable housing. • different cultural and socioeconomic groups. Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The site is close to shopping and transport facilities provided by the Auburn Town Centre.
4K-2 Design Guidance Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3). Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available.	☒ ☐	☐ ☐	☐ ☒	A variety of apartments are provided across all levels of the apartment building. The development has the following apartment mix:- 1 bedroom – 97 units (35%) 2 bedrooms – 175 units (64%) 3 bedrooms – 1 unit (1%)
4L - Ground floor apartments				
4L-1 Design Guidance Direct street access should be provided to ground floor apartments. Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments. • private open space is next to the street • doors and windows face the street. Retail or home office spaces should be located along street frontages. Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	
4L - Energy efficiency				
4L-2 Design Guidance Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4). • landscaping and private courtyards. • window sill heights that minimise sight lines into apartments. • integrating balustrades, safety bars or screens with the exterior design. Solar access should be maximised through: • high ceilings and tall windows. • trees and shrubs that allow solar access in winter and shade in summer.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	The proposed development is considered to be consistent with the requirement as a BASIX Certificate which achieves the relevant energy targets is provided and the relevant commitments shown on plans. The various BASIX Certificates for the buildings show that the development as a whole achieves the pass mark for energy and water conservation.
4M - Facades				
4M-1 Design Guidance Design solutions for front building facades may				A distinct base is provided and certain

include: • a composition of varied building elements • a defined base, middle and top of buildings. • revealing and concealing certain elements. • changes in texture, material, detail and colour to modify the prominence of elements. Building services should be integrated within the overall façade. Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights. Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals.	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	elements such as the vertical blade walls, changes in materials and finishes, balconies are visible from the roadways. Where appropriate, compliance is achieved.
4M-2 Design Guidance Building entries should be clearly defined. Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height. The apartment layout should be expressed externally through facade features such as party walls and floor slabs.	☒ ☒ ☒	☐ ☐	☐ ☐	All main entrances are visible from the streets. The proposal incorporates a separate entrance to the residential lobby and associated lift core.
4N - Roof design				
4N-1 Design Guidance Roof design relates to the street. Design solutions may include:- • special roof features and strong corners. • use of skillion or very low pitch hipped roofs. • breaking down the massing of the roof by using smaller elements to avoid bulk. • using materials or a pitched form complementary to adjacent buildings. Roof treatments should be integrated with the building design. Design solutions may include:- • roof design proportionate to the overall building size, scale and form. • roof materials compliment the building. • service elements are integrated.	☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	The use of the blade walls and to a lesser extent, the parapets adds visual interest to the building and assists in creating a skyline. The proposed building is to have a flat roof which will not have any impact upon its overall appearance. Rooftop plant and lift overrun are to be suitably setback to ensure it is not visible from street elevations.
4N-2 Design Guidance Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments. • dormer or clerestory windows.	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	

• openable skylights. Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations.	☒	☐	☐	
4N-3 Design Guidance Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access). Well located, screened outdoor areas should be provided for clothes drying.	☒ ☒	☐ ☐	☐ ☐	All residential units are designed with 2m deep usable balconies (minimum) which can be used as clothes drying area for individual units.
4O - Landscape Design				
4O-1 Design Guidance Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:- • diverse and appropriate planting. • bio-filtration gardens. • appropriately planted shading trees. • areas for residents to plant vegetables and herbs. • Composting. • green roofs or walls. Ongoing maintenance plans should be prepared and Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade. • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter. • shade structures such as pergolas for balconies and courtyards. Tree and shrub selection considers size at maturity and the potential for roots to compete.	☒ ☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	A landscape plan, prepared by a suitably qualified consultant, is submitted with the application. The plan identifies relevant landscaping elements to soften the built form within the site.
4O-2 Design Guidance Landscape design responds to the existing site conditions including: • changes of levels. • Views. • significant landscape features including trees and rock outcrops. Significant landscape features should be protected by: • tree protection zones (see figure 4O.5). • appropriate signage and fencing during construction. Plants selected should be endemic to the region and reflect the local ecology.	☒ ☒ ☒ ☐ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☒ ☐ ☐	Landscaping is limited in area but where possible landscape amenity is provided in the form of planter beds at Level 1 (podium level) and at the rooftop terrace.
4P - Planting on structures				
4P-1 Design Guidance Structures are reinforced for additional saturated soil weight. Soil volume is appropriate for plant growth, considerations include:- • modifying depths and widths according to the planting mix and irrigation frequency. • free draining and long soil life span. • tree anchorage.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	A landscape plan, prepared by a suitably qualified consultant, is submitted with the application. The plan identifies relevant landscaping elements to soften the built form within the site.

Minimum soil standards for plant sizes should be provided in accordance with Table 5.	☒	☐	☐	
4P-2 Design Guidance Plants are suited to site conditions, considerations include: • drought and wind tolerance. • seasonal changes in solar access. • modified substrate depths for a diverse range of plants. • plant longevity. A landscape maintenance plan is prepared. Irrigation and drainage systems respond to: • changing site conditions. • soil profile and the planting regime. • whether rainwater, stormwater or recycled. grey water is used.	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	The satisfactory landscape plan submitted shows appropriate maintenance.
4P-3 Design Guidance Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls. • wall design that incorporates planting. • green roofs, particularly where roofs are visible from the public domain. • planter boxes. Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time.	☐ ☐ ☒ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☐ ☒ ☒	Appropriate design outcome is provided on the landscape plan for the proposed a landscape area and planter strip within the podium level and the rooftop terrace.
4Q - Universal design				
4Q-1 Design Guidance Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.	☒	☐	☐	There are 273 units in the development. Of that figure, at least 31% (86 units) are “adaptable”.
4Q-2 Design Guidance Adaptable housing should be provided in accordance with the relevant council policy. Design solutions for adaptable apartments include:- • convenient access to communal and public areas. • high level of solar access. • minimal structural change and residential amenity loss when adapted. • larger car parking spaces for accessibility. • parking titled separately from apartments or shared car parking arrangements.	☒ ☒ ☐ ☒ ☐	☐ ☐ ☐ ☐ ☐	☐ ☐ ☒ ☐ ☒	The site is considered to be appropriately barrier free with wheelchair access possible from the street and lift access from the basement and to the upper residential floors of the development. Vehicular and pedestrian entries are well separated. Through site general access is available from the street through to the car parking area.
4Q-3 Design Guidance Apartment design incorporates flexible design solutions which may include:- • rooms with multiple functions. • dual master bedroom apartments with separate bathrooms. • larger apartments with various living space options	☒ ☐ ☒	☐ ☐ ☐	☐ ☒ ☐	The building offers a variety of unit types in an urban fringe location. The proposed development is considered to be consistent with the requirement as layouts are suitably sized to permit a satisfactory furniture layout to

• open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom.	☐	☐	☒	occur.
4R - Adaptive reuse				
4R-1 Design Guidance Design solutions may include: • new elements to align with the existing building. • additions that complement the existing character, siting, scale, proportion, pattern, form and detailing. • use of contemporary and complementary materials, finishes, textures and colours. Additions to heritage items should be clearly identifiable from the original building. New additions allow for the interpretation and future evolution of the building.	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	Part 4R will not apply to the development because an adaptive reuse of a building is not proposed.
4R-2 Design Guidance Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings. • alternative apartment types when orientation is poor. • using additions to expand the existing building envelope. Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation). • alternatives to providing deep soil where less than the minimum requirement is currently available on the site. • building and visual separation - subject to demonstrating alternative design approaches to achieving privacy. • common circulation. • car parking. • alternative approaches to private open space and balconies.	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	Part 4R will not apply to the development because an adaptive reuse of a building is not proposed.
4S - Mixed use				
4S-1 Design Guidance Mixed use development should be concentrated around public transport and centres. Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street. • active frontages are provided. • diverse activities and uses. • avoiding blank walls at the ground level. • live/work apartments on the ground floor	☒ ☒ ☒ ☐ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☒ ☐	The proposed development is in accordance with the desired future character of the area. The public domain interface is considered to positively contribute to the streetscape by providing high quality materials and distinct access to residential use foyers.

level, rather than commercial.	☐	☐	☒	No specific use of the commercial tenancy is proposed at this time. Appropriate condition may be imposed for a separate application to be submitted for the use of each commercial tenancy.
4S-2 Design Guidance Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street. • commercial service areas are separated from residential components. • residential car parking and communal facilities are separated or secured. • security at entries and safe pedestrian routes are provided. • concealment opportunities are avoided. Landscaped communal open space should be provided at podium or roof levels.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	The separation between the private and public domains in established by stairs, level changes and paving material. The basement level car are predominant utilised as car parking and storage for the residential units.
4T - Awnings and signage				
4T-1 Design Guidance Awnings should be located along streets with high pedestrian activity and active frontages. A number of the following design solutions are used:- • continuous awnings are maintained and provided in areas with an existing pattern. • height, depth, material and form complements the existing street character. • protection from the sun and rain is provided. • awnings are wrapped around the secondary frontages of corner sites. • awnings are retractable in areas without an established pattern. Awnings should be located over building entries for building address and public domain amenity. Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure. Gutters and down pipes should be integrated and concealed. Lighting under awnings should be provided for pedestrian safety.	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	No awnings proposed. There is no commercial component associated with the development.
4T-2 Design Guidance Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development. Legible and discrete way finding should be provided for larger developments. Signage is limited to being on and below awnings and a single facade sign on the primary street frontage.	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	No signage is proposed within the development.
4U - Energy efficiency				

4U-1 Design Guidance Adequate natural light is provided to habitable rooms. Well located, screened outdoor areas should be provided for clothes drying.	☒ ☒	☐ ☐	☐ ☐	
4U-2 Design Guidance A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations. • thermal mass in the floors and walls of north facing rooms is maximised. • polished concrete floors, tiles or timber rather than carpet. • insulated roofs, walls and floors and seals on window and door openings. • overhangs and shading devices such as awnings, blinds and screens. Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement).	☒ ☒	☐ ☐	☐ ☐	The various BASIX Certificates for the buildings show that the development as a whole achieves the pass mark for energy efficiency.
4U-2 Design Guidance A number of the following design solutions are used: • rooms with similar usage are grouped together. • natural cross ventilation for apartments is optimised. • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposal has been designed so that like-use areas of the apartments are grouped together where possible. The building and apartment layouts are designed to maximise natural ventilation through the use of open-plan living areas and generous openings to living areas and bedrooms. The living rooms are adjacent to the balconies and generally promote natural ventilation.
4V - Water management and conservation				
4V-1 Design Guidance Water efficient fittings, appliances and wastewater reuse should be incorporated. Apartments should be individually metered. Rainwater should be collected, stored and reused on site. Drought tolerant, low water use plants should be used within landscaped areas.	☒ ☐ ☒ ☒	☐ ☐ ☐ ☐	☐ ☒ ☐ ☐	The BASIX Certificate addresses water efficient fittings and appliances. The planting for the site is considered as being satisfactory.
4V-2 Design Guidance Water sensitive urban design systems are designed by a suitably qualified professional. A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation. • porous and open paving materials is maximised. • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits.	☒ ☐ ☒ ☒	☐ ☐ ☐ ☐	☐ ☒ ☐ ☐	The various BASIX Certificates for the buildings show that the development as a whole achieves the pass mark for water conservation.

4V-3 Design Guidance Detention tanks should be located under paved areas, driveways or in basement car parks. On large sites parks or open spaces are designed to provide temporary on site detention basins.	☒ ☐	☐ ☐	☐ ☒	An onsite detention tank is provided within the basement car park to address excess stormwater and control stormwater runoff.
4W - Waste management				
4W-1 Design Guidance Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park. Waste and recycling storage areas should be well ventilated. Circulation design allows bins to be easily manoeuvred between storage and collection points. Temporary storage should be provided for large bulk items such as mattresses. A waste management plan should be prepared.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	The waste storage facility is within the entry level of the basement car park and waste collection is within the building. This will prevent garbage collection occurring from the street on collection day. A medium rigid vehicle is capable of accessing the garbage store within the building. This will prevent garbage removal from the street.
4W-2 Design Guidance All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling. Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core. For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses. Alternative waste disposal methods such as composting should be provided.	☒ ☒ ☐ ☒	☐ ☐ ☐ ☐	☐ ☐ ☒ ☐	A single communal waste store is provided. The store is determined as being adequate to meet the needs for the building. Residential only.
4X - Building Maintenance				
4X-1 Design Guidance A number of the following design solutions are used: • roof overhangs to protect walls. • hoods over windows and doors to protect openings. • detailing horizontal edges with drip lines to avoid staining of surfaces. • methods to eliminate or reduce planter box leaching. • appropriate design and material selection for hostile locations.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	There are roof overhangs to provide weather protection.
4X-2 Design Guidance Window design enables cleaning from the inside of the building. Building maintenance systems should be incorporated and integrated into the design of the building form, roof and façade. Design solutions do not require external scaffolding for maintenance access.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	

Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems. Centralised maintenance, services and storage should be provided for communal open space areas within the building.	☒ ☒	☐ ☐	☐ ☐	
4X-3 Design Guidance A number of the following design solutions are used:- • sensors to control artificial lighting in common circulation and spaces. • natural materials that weather well and improve with time such as face brickwork. • easily cleaned surfaces that are graffiti resistant. • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	The materials to be used for the development are determined as being satisfactory and incorporates high levels of glazing.

c) Homebush Bay West DCP 2004

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.

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 site pedestrian links are provided to the park from the communal areas within each block.
iii. Design streets and public open spaces appropriate to the conditions of the site, particularly in relation to the waterfront, and to the uses	☒	☐	☐	The amenity of development is enhanced by linking the streets, urban plazas and pocket parks.
iv. Retain and enhance the key elements of the urban structure: existing streets, established trees, the formed eastern edge of the peninsula and the maritime focus to Parramatta River	☒	☐	☐	
v. Build on the structure formed by the site's industrial character by aligning new streets with a grid formed by the subdivision pattern and the Hill Road and waterfront edges	☒	☐	☐	
vi. Acknowledge the visual primacy of the waterfront by stepping building heights down from Hill Road to the water	☐	☐	☒	
vii. Retain and enhance Wentworth Park as a public park typical of other point parks on Sydney Harbour	☐	☐	☒	
viii. Designing building heights and massing to enable views to the Millennium Mound as a backdrop to the precinct and to protect views	☒	☐	☐	
2.3.1 Land Uses – accommodate and locate appropriately a range of uses within Homebush Bay West				
i. Create a maritime precinct with boating and associated commercial and retail uses north of Burroway street	☐	☐	☒	
ii. Provide two neighbourhood nodes	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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 Concept Plan Approval MP 09_0160 which include the delivery of Bay Park and extension of Amalfi Drive.
ii. Strengthen Hill Road as the major connector between the water and Sydney Olympic Park and an urban edge to the parkland areas	☒	☐	☐	
iii. Design a street hierarchy that clearly distinguishes between the role and scale of major and secondary streets, to orient people within the precinct	☒	☐	☐	
iv. Design the major east-west boulevards as 'green fingers' to help break down the scale of the precinct	☒	☐	☐	
v. Provide a major north-south street that creates a new opportunity to link the interior of the precinct to the river visually and physically	☒	☐	☐	
vi. Locate streets to capitalize on and enhance views to the bay, the river and other surrounding areas and any landmark features (including the Millennium Marker	☒	☐	☐	
vii. Encourage multiple movement choices for people, cyclists and vehicles by optimizing the connectivity of the street network and minimizing dead end streets	☒	☐	☐	
viii. Optimise the accessibility of the foreshore promenade by connecting it with trafficked streets and pedestrian and cycle ways	☒	☐	☐	
ix. Design block size and shape to increase permeability for pedestrians and cyclists by generally limiting their length to 150 metres. On major streets where a continuous street frontage is required to contribute to commercial and retail activity and blocks are longer, provide through-	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.
ii. Protect and enhance the amenity of foreshore access by linking the foreshore promenade to streets, urban plazas and pocket parks	☒	☐	☐	
iii. Contribute to the regional open space network by providing continuous pedestrian and cycle access linking Homebush Bay West to Sydney Olympic Parklands, Bicentennial Park and existing foreshore access routes	☒	☐	☐	
iv. Contribute to the regional pattern of point parks on the harbour and river foreshores by retaining Wentworth Park as public open space	☒	☐	☐	
v. Offer a range of opportunities for recreation and relaxation, and to give 'breathing space' within urban areas, by providing a range of open spaces, including a park at Wentworth Point, three local parks spaced throughout the peninsula, and pocket parks and plazas	☒	☐	☐	
vi. Design major east-west streets as generously planted boulevards which frame views to the water and create 'green fingers' linking the foreshore and water-related activities to the interior of the precinct	☒	☐	☐	
vii. Establish the importance of the foreshore promenade by designing it as 'one place', with a character established by tree and materials selection which is consistent with landscape initiatives for the wider context of the Sydney Harbour Foreshores	☒	☐	☐	
viii. Provide a sequence of spaces along the promenade that each relate to a major east-west street and provide an activity focus at the water's edge	☒	☐	☐	
ix. Design streets, parks and plazas with high amenity and high quality	☒	☐	☐	
2.3.5 Accessibility – increase and enhance the opportunities for pedestrians and cyclists to access the precinct and to move safely and				

Requirement	Yes	No	N/A	Comment
comfortably within the public domain				
i. Consolidate publicly accessible facilities including any new community uses within the vicinity of the ferry / bus interchange	☐	☐	☒	
ii. Create a maritime precinct with associated commercial and retail uses north of Burroway Street, linked to the foreshore and open space network	☒	☐	☐	
iii. Create a neighbourhood node including commercial, retail and community uses in the southern part of the precinct	☐	☐	☒	
iv. Design streets to accommodate a future bus route through the centre of the precinct	☐	☐	☒	
v. Minimise the potential for conflicts between vehicles, pedestrians and cyclists through the design of footpaths, bicycle lanes, through block links, streetscape design, medians and kerb ramps, and by minimising the number of vehicular crossings over footpaths	☐	☐	☒	
vi. Encourage activity in and surveillance of streets by providing for active ground floor uses on major east-west streets	☒	☐	☐	
vii. Locate and design buildings to provide passive surveillance of all public spaces	☒	☐	☐	
viii. Provide publicly accessible facilities and small scale retail adjoining and opposite foreshore parks and plazas, including cafes / outdoor dining and facilities for recreational activities relating to the water	☐	☐	☒	
ix. Provide a pedestrian and cycle bridge between Homebush Bay West and Rhodes Peninsula subject to determination in transport studies and appropriate funding arrangements	☐	☐	☒	
2.3.6 Sustainability – Incorporate ESD principles into all stages of design including the design of public spaces, block and site layout and built form				
i. Design blocks to deliver efficient subdivision and optimize north orientation for buildings, to minimise overshadowing and the negative impacts of wind on the public domain, to mitigate the visual impact of large scale development on Homebush Bay, and to define and appropriately frame parks and plazas.	☒	☐	☐	The proposed development is generally in accordance with the specified principles.
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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
using water saving devices iv. Promote ecological outcomes including shade and habitat by dedicating a significant proportion of the waterfront setback to riparian planting with a mix of species	☐	☐	☒	
v. Control potential impacts on air quality by minimising car dependency, encouraging pedestrian and cycle movement and promoting the use of public transport	☒	☐	☐	
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	☒	☐	☐	Solar access for the development is maximised where possible and building form, scale and density is generally consistent with the HBWDCP and MP 09_0160.
ii. Optimise sun access to streets and to public open spaces by minimizing building bulk, ensuring adequate building separation and orienting built form appropriately	☐	☐	☒	
iii. Encourage high quality landscape design of public spaces, of the interface between public spaces and private development and within new development	☐	☐	☒	
iv. Encourage high quality architectural design of all new development	☐	☐	☒	
v. Promote a series of public open spaces related to the waterfront setting which provide a high level of amenity for users, an attractive setting for adjoining development and which visually and spatially link the public domain of Homebush Bay West with its context, including the foreshore of Rhodes Peninsula	☐	☐	☒	
vi. Enhance the visibility and usability of foreshore public space both from within the precinct and from the water by designing the termination of major east-west streets as parks or plazas connecting to the foreshore promenade and water related activity nodes.	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
2.3.8 Housing Choice – support opportunities for a diverse community by promoting workplace and housing choice i. Encourage long life loose fit buildings with a high level of adaptability over time as uses change, particularly on major east-west streets ii. Accommodate changing needs of the resident population by designing flexible apartment layouts iii. Provide accessible working and living environments for people with disabilities, older people and for prams and strollers	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	The proposal is considered to be generally in accordance with this part. A suitable dwelling unit mix and sizes are proposed, with accessible, adaptable and visitable features being incorporated into the design of the development to accommodate for changing needs of residents and future flexibility.
2.3.9 Residential Amenity - provide a high level of residential amenity, including outdoor spaces as well as within apartments i. Support the amenity and privacy needs of their occupants by providing apartments of appropriate size and configuration ii. Optimise the number of apartments, their living spaces and private outdoor spaces which benefit from sun access iii. Provide attractive and comfortable communal open space areas by designing them to accommodate a range of different uses and be easily accessed from buildings iv. Integrate planting in internal courtyard areas with podium structures to optimize opportunities for large trees for shade, outlook and privacy v. Promote privacy from the street, particularly for ground floor apartments, by providing landscaped garden spaces within the setback zone	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	The proposed development is considered to provide a satisfactory level of residential amenity in accordance with the SEPP 65 and ADG requirements.
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	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	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

Requirement	Yes	No	N/A	Comment
Burroway Road, Bridge Boulevard and the Central Major North-South Street. • A more **urban character** at the northern end of Wentworth Point around the intersection of Bridge Boulevard and the central north-south spine. • **Tower forms** introduced within a designated 'tower zone' primarily along the central north-south spine.				
Part 3 Precinct Controls & General Controls				
3.1 Public Domain Systems				
3.1.1 Pedestrian Network				
i. Provide a continuous pedestrian network through the precinct, along streets and through open spaces, connected with and including the foreshore promenade	☒	☐	☐	The pedestrian network of the proposed surrounding streets is considered to be consistent with these requirements.
ii. Optimise the number of possible journeys between destinations with an efficient and regular block layout	☒	☐	☐	
iii. Enhance connections to the regional pedestrian network by linking to the Sydney Olympic Parklands path system at the north western foreshore boundary of the precinct, and to the Bicentennial Park path system and Powells Creek at the southern end of the peninsula foreshore	☒	☐	☐	
iv. Provide a continuous foreshore promenade. Implement management strategies consistent with masterplan conditions to minimise potential conflicts between continuous pedestrian access and boat movement between dry stack area and the Bay within the maritime precinct	☐	☐	☒	
v. Provide a clear alternative route for those times when continuous foreshore access is interrupted	☐	☐	☒	
vi. Locate a pedestrian / cycle bridge linking Homebush Bay West and Rhodes peninsula as indicated on the plan	☐	☐	☒	
vii. Locate pedestrian crossings to support pedestrian movement between destinations	☒	☐	☐	
viii. Consider pedestrian movement when designing major building entries and through-block link.	☒	☐	☐	
ix. Provide paved footpaths in accordance with the street design guidelines in the Public Domain Manual	☒	☐	☐	
x. Ensure that publicly accessible parks and plazas are contiguous with and fully accessible from pedestrian routes	☒	☐	☐	
xi. Provide pedestrian routes which benefit from high levels of casual surveillance (overlooking from buildings, from the water, from adjacent well-trafficked areas)	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
xii. Provide clear and direct pedestrian routes by designing them with good lines of sight to minimise concealment	☒	☐	☐	
xiii. Design appropriate lighting for publicly accessible areas for their level of night-time use	☒	☐	☐	
xiv. Provide kerb ramps at all intersections in accordance with the Public Domain Manual	☐	☐	☒	
3.1.2 Cycle Network				
i. Provide a cycle network through the streets	☐	☐	☒	The proposal does not contain any dedicated cycle ways although sufficient carriageways are provided for cyclists and motor vehicles.
ii. Provide dedicated cycle lanes along Hill Road in both directions.	☐	☐	☒	
iii. Design intersections and crossings along dedicated cycle routes that prioritise cyclists' safety and convenience	☐	☐	☒	
iv. Provide a recreational shared pedestrian and cycle path along the foreshore promenade at a minimum width of 3.5 metres	☐	☐	☒	
v. Connect the foreshore cycle path to cycleways within the Sydney Olympic Parklands and enhance access to the connection at the southern end of the peninsula	☐	☐	☒	
vi. Provide a road cycle lane on the major east-west street from Hill Road to link with the proposed pedestrian bridge	☐	☐	☒	
vii. Separate cycle and pedestrian routes through Wentworth Park	☐	☐	☒	
viii. Provide lockable bicycle storage at neighbourhood / maritime centres and in publicly accessible facilities including at the waterfront	☐	☐	☒	
ix. Design cycle paths and parking to minimum Austroads design standards	☒	☐	☐	
3.1.3 Public Transport				
i. Provide convenient pedestrian connections to the Homebush ferry wharf and bus interchange from streets and through public open space	☒	☐	☐	Public transport will be accessible from the site. This includes buses along Hill Road and the Wentworth Point ferry terminal. A VPA for the HBW Bridge considered 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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
▪ - 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 street layout is consistent with the HBW DCP and Concept Plan and will feature high-quality streetscape design and amenity. The application includes the extension of Amalfi Drive and is the remaining residual lot to be redeveloped in Precinct F.
ii. Provide at least one major east-west street within each major landholding to break up the large scale of the precinct and enable streetscape treatment which makes different areas distinct and legible	☐	☐	☒	
iii. Provide vehicle access to the foreshore, including foreshore streets and areas of parking where possible	☐	☐	☒	
iv. Ensure that the street network offers a choice of routes and promotes good circulation, by minimising discontinuities and dead ends	☐	☐	☒	
v. Provide for public car parking on streets or within buildings, except for limited parking associated with boating activity within the maritime precinct	☐	☐	☒	
vi. Where areas of parking are proposed on Hill Road, limit them to areas where they relate to pedestrian entry points to Sydney Olympic Parklands	☐	☐	☒	
vii. Provide a high level of amenity and quality streetscape design, including planting of street trees, consistent with convenient vehicle access, parking and turning	☒	☐	☐	
viii. Refer to Section 3.2 for detailed design guidelines for streets	☐	☐	☒	
3.1.5 Land and Water Connections				
i. Provide opportunities for land-water interface at the end of major east-west streets	☐	☐	☒	The subject site is not located adjacent to the water.
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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 that is considered to be satisfactory.
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 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	☐	☐	☒	Suitable plans for public domain works are provided and to ensure compliance with the Public Domain Manual.

Requirement	Yes	No	N/A	Comment
Olympic Parklands and Millennium Park				
ii. Provide a hierarchy of pavement surfaces reflecting the pedestrian significance of different public spaces	☐	☐	☒	
Vehicular pavement				
iii. Provide a safe and hard wearing surface for vehicle movements	☐	☐	☒	
iv. For shared vehicle / pedestrian zones, provide a suitable surface that denotes shared priority	☐	☐	☒	
Kerbs and gutters				
v. Apply a standard kerb and gutter treatment over the whole precinct to provide consistency in defining the pedestrian / vehicular junction of roads and footpaths	☐	☐	☒	
Street and park furniture				
vi. Select furniture which is robust, easily maintained, coordinated, and appropriate to its context. The Public Domain Manual nominates a palette established in the Homebush Parklands Elements for use through the Millennium Parklands and non-urban core areas of Sydney Olympic Park	☐	☐	☒	
vii. Locate furniture as part of a coordinated design scheme for the public domain component in question, according to principles set out in Section 4 of the Public Domain Manual	☐	☐	☒	
Lighting				
viii. Provide vehicular street lighting to RTA and Austroads standards as specified in the Public Domain Manual	☐	☐	☒	
ix. Provide an appropriate level of pedestrian lighting to ensure security and contribute to the legibility of streets and through block links	☐	☐	☒	
x. Coordinate pedestrian lighting in streets throughout the precinct	☐	☐	☒	
xi. Design lighting for path accessways through parks in response to the level of use and safety considerations	☐	☐	☒	
xii. Minimise the impact of lighting on residential dwellings	☐	☐	☒	
xiii. Design lighting to highlight public art elements and significant trees in individual plazas or parks, and provide for lighting major avenues for special events or festivals	☐	☐	☒	
Fences, barriers and level changes				
xiv. Reinforce connectivity and maximise visual continuity by minimising the use of fences and barriers	☐	☐	☒	
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				

Requirement	Yes	No	N/A	Comment
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 and will be suitably located and/or screened.
ii. Integrate undergrounding of services and infrastructure in new development	☒	☐	☐	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.
iii. Minimise the impact of service corridors and service access covers by: ▪ Liaising with service authorities to determine renewal or amplification requirements and incorporating these works into programming prior to pavement renewal ▪ providing common texture and shape to electricity service covers (i.e. during upgrade projects) ▪ providing lids to Telstra pits with paving infill to match adjoining pavement	☒	☐	☐	
Stormwater drainage				
iv. Integrate stormwater drainage with streetscape design by ▪ providing a common theme to all stormwater inlet sump and channel lids / grates to paved areas ▪ connecting rooftop downpipe to underground stormwater in public domain upgrade works ▪ incorporating natural disposal and surface drainage techniques, including porous paving, where possible to urban spaces and open spaces ▪ incorporating water sensitive urban design and technology to treatment of road stormwater runoff ▪ incorporating porous pavements and onsite detention to off-street at-grade carpark areas to reduce urban stormwater runoff	☒	☐	☐	
Stormwater Management				
v. Enable water to re-enter the 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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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 ▪ 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.	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒	This section is not applicable to the site.
3.2.2 Major East-West Streets ▪ Uses - Mixed: ground floor commercial required in designated neighbourhood centres ▪ Height - max. 8 storeys to within one block (approx. 100m) of waterfront; 6 storeys with 2 storey pop-ups in the final block before the development ▪ Street Setbacks - 5 metres ▪ Right of Way - min. 25 metres ▪ Carriageway - 1 travelling lane and 1 parking lane in each direction; On street bicycle lane on the street linking into the pedestrian bridge; A wide median ▪ Footpath - 3.5m with 1-1.5m grass verge, both sides ▪ Landscape Character - A boulevard treatment, with trees in verges on both sides of the street and in the median. Consideration should be given to differentiating east-west streets from each other, for example by using different species in each median. Species in accordance with the Public Domain Plan	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒	This section is not applicable to the site.
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	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	This section is not applicable to the site.

Requirement	Yes	No	N/A	Comment
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	☐ ☐	☐ ☐	☒ ☒	
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.	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	This section is not applicable to the site.
3.2.5 Secondary East-West Streets ▪ Uses – Residential ▪ Height - max 4 storeys ▪ Street Setbacks - 3 metres ▪ Right of Way - min. 14.5 metres ▪ Carriageway - 2 travelling lanes and 1 parking lane ▪ Footpaths - 2.5-3.5m with 1m grass verge - 5m to accommodate parking extension ▪ Landscape Character - An asymmetrical planting scheme is proposed in response to the street orientation, which results in different sun conditions for the north and south sides of the street. Evergreen trees break up parking bays on the north side at approximately 15m spacings. On the south side deciduous trees are planted at the same spacing but offset with centres between the parking bays. Species in accordance with the Public Domain Plan	☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	The site shares a boundary to the secondary east west streets – extension to Amalfi Drive. Complies. The application proposes residential uses only with a max height of 4 storeys for buildings addressing Amalfi Drive. Complies. Setbacks proposed are a minimum of 5m from Amalfi Drive and 5.5m from the eastern lot boundary. This is also consistent with the Concept Plan approval. Landscaping proposed is consistent with this provision with trees proposed along Amalfi Drive to breakup street parking.
3.2.6 Secondary North-South Streets				The site shares a boundary to

Requirement	Yes	No	N/A	Comment
▪ Uses – Residential	☒	☐	☐	secondary north-south street – extension to Amalfi Drive.
▪ Height - max 4 storeys	☐	☒	☐	This application relates to the first stage of the development which does not incorporate details regarding the future second stage of the development. As such the Block B and C buildings that are located along the frontages with street address to the extension of Amalfi Drive do not form part of this application.
▪ 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.	☒	☐	☐	
3.2.7 Foreshore Street – One Way				
▪ Uses – Mixed, predominantly residential	☐	☐	☒	This part does not apply to the development application.
▪ 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 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	☐	☐	☒	This part does not apply to the development application.
▪ 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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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	☐ ☐	☐ ☐	☒ ☒	
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 access to the foreshore promenade.	☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	A minimum of 6,060m2 of public open space (park) is required to be provided for this site in accordance with the conditions of concept plan MP 09_0160. The development provides a total of 12,575m2 inclusive of the park.
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.
3.3.2 Foreshore Linear Parks				

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

Requirement	Yes	No	N/A	Comment
<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	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒	
3.4 Built Form **Note amendment 1 of the HBWDCP is not relevant and does not apply to Precinct F.**				
3.4.1 Land Uses and Density Objectives ▪ To provide for a neighbourhood focus at the south of the peninsula and a larger neighbourhood centre focussed around the ferry terminal and the intersection of Hill Rd and Burroway Rd, which include non-residential uses ▪ 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.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Discussed previously above in the main body of the report under section 9.
3.4.1 Land Uses and Density Controls i. Provide floor space and public open space for each precinct in the locations specified in Section 2.3 and 2.4 and as follows: <u>Precinct F</u> (182,186m^2) **Total allowable FSR = 236,842** Min. com./maritime/educational = 2,000 Min. waterfront retail/café dining = 200 **Max. residential = 234,642** Min. public open space = 18,219 ii. The provision of covenanted space for community uses with neighbourhood centres may be offset against residential floor space	☒ ☒ ☒ ☒ ☐ ☒ ☒	☐ ☐ ☐ ☐ ☒ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	**According to the Department of Planning assessment report for the Concept Plan approval MP 09_0160 Modification 2, it is indicated that the Precinct F area defined by the DCP, has a remaining residual capacity of 13,560m2 in addition to the 45,500m2 approved in MP 09_0160 of Modification 1. The density requirement permitted under the DCP for the Precinct F is capped at 236,842m2 overall and residential use limited to 234,642m2. On this basis, it can be assumed that, despite the additional 4,545m2 increase in floor space (sought under the Modification 2) resulting in a total residential floor space of 50,045m2 approved; the maximum residential yield permitted for Precinct F may have exceeded the threshold, however it is still within the total floor space of 236,842m2 cumulatively. The assumed departure with respect to the**

Requirement	Yes	No	N/A	Comment
				maximum GFA for residential use permitted is considered to be acceptable for the reason that a Concept Plan has been made and approved in isolation for the site which provides specific limitations on GFA for the remaining site in Precinct F (i.e. the subject site in question) capped at 50,045 sqm and that the total GFA proposed for the entire precinct is still within the maximum cumulative total allowed for the precinct. **Therefore, the proposed floor space area is considered to be generally consistent with section 3.4.1 – Land use and density controls of the Homebush Bay West Development Control Plan 2004. Further, whilst it is noted that there is an amendment (no.1) to the HBWDCP 2004, the amendment has no relevance and is not applicable to Precinct F and thus the subject site. (i.e. the amendment does not alter the controls within precinct F).**
3.4.2 Building Height Objectives ▪ To ensure future development responds to the desired future character of streets and the precinct as a whole ▪ To control the impact of new development on Sydney Harbour at Homebush Bay ▪ To enable view sharing ▪ To protect the amenity of the foreshore promenade and contiguous public open space ▪ To protect views from within Sydney Olympic Parklands to the Millennium Marker, such that it retains its visual dominance on the horizon.	☒ ☒ ☒ ☒ ☒			**Addressed in section 9 of report and below.**
3.4.2 Building Height Controls & Performance Criteria i. Height in storeys is calculated from the finished footpath of the adjoining street. Where constraints on underground car parking result in a raised ground level for the site AND for its surrounding streets, height is understood to relate to that new ground level ii. The maximum overall height for any building, inclusive of lift overruns, services, or any other roof extrusions, is AHD 29; that is, the height of the Millennium Marker iii. 'Ground level' as it refers to storeys means the lowest habitable floor of a building, <u>which may be elevated a maximum of 1.2 metres above finished footpath level over a non-habitable sub-basement podium</u> iv. Scale development appropriately to conform to the urban form principles in the Structural Design Framework by complying with the following height	☒ ☒ ☒ ☐	☐ ☐ ☐ ☒	☐ ☐ ☐ ☐	**The proposed height or maximum storeys for Blocks A through C are generally consistent with 3.4.2 – Building Height Diagram as**

Requirement	Yes	No	N/A	Comment
requirements for street types and widths: ▪ Hill Road (east side only) 8 storeys ▪ Major east-west streets (including Baywater Drive and Burroway Road) 8 storeys generally, ranging down to 4 storeys at the foreshore edge ▪ Major north-south street 6 storeys ▪ Secondary streets 4 storeys ▪ Foreshore edge within 30 metres of the waterfront (west side only) 4 storeys ▪ Those portions of street-edging buildings which 'return' into a block 4 storeys				**indicated in the DCP, with the exception of 4 building elements located along the Bennelong Parkway frontage within Blocks B and C which comprise of 9 storey towers. Despite the marginal non-compliance with the DCP, the proposal is however consistent with the Concept Plan (MP 09_0160 MOD 2) approved by the Department of Planning on July 2013 which permits the additional height increase along the south western edge of the site. To this extent, Council is satisfied with the development proposed and that it performs satisfactorily with respect to the principal planning controls relating to the site.**
v. Building heights are to achieve built form outcomes that reinforce quality urban and building design	☒	☐	☐	
vi. Optimise accessibility by providing entrances to ground floor commercial and retail uses that are level with the adjoining footpath, where possible	☐	☐	☒	
vii. To enable modulation of the skyline and provide for design flexibility within developments while still maintaining a consistent datum appropriate to the street hierarchy and relationship to the water, building heights may be varied as follows: ▪ buildings of 8 storeys may not be varied ▪ buildings of 6 storeys may be varied by up to 2 additional storeys whose gross floor area is no more than 8% of the total gross floor area of the building ▪ buildings of 4 storeys may be varied by up to 2 additional storeys whose gross floor area is no more than 10% of the total gross floor area of the building.	☐	☒	☐	
3.4.3 Topography and Site Integration Objectives ▪ To ensure future development responds to the desired future character of streets and the precinct as a whole	☒	☐	☐	
▪ To ensure that topography unified the precinct as 'one place' rather than creates divided sites at different levels	☒	☐	☐	
▪ To encourage adjacent landowners to consider a joint master plan for sites affected by proposed level changes	☒	☐	☐	
▪ To create a 'ridge road' in keeping with the Harbour context	☐	☐	☒	
3.4.3 Topography and Site Integration Controls and Performance Criteria ***Items (i) and (iii) in relation to 3.4.3 does not apply as amended by 5.3.5 – General Provisions.*** Consider the continuation of any changes in	☒	☐	☐	This amending requirement is not applicable to precinct F.

Requirement	Yes	No	N/A	Comment
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	 ☐ ☐ ☐	 ☐ ☐ ☐	 ☒ ☒ ☒	This amending requirement is not applicable to precinct F.
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. Refer to section 7.3 above.
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	 ☒ ☒ ☒ ☒	 ☐ ☐ ☐ ☐	 ☐ ☐ ☐ ☐	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.

Requirement	Yes	No	N/A	Comment
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.				
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 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.	☒ ☐ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☒ ☐ ☐ ☐ ☐ ☐	Superseded by an existing approval – MP 09_0160. Amendment 1 of HBWDCP is also not applicable to Precinct F.
Part 4 Detailed Design Guidelines				

Requirement	Yes	No	N/A	Comment
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 ADG compliance table, a complying deep soil area of 5,207m2 (20.4%) is proposed.
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	☐ ☒ ☒ ☒ ☒	☒ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	
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.
4.1.2 Fences and Walls Performance Criteria i. Clearly delineate the private and public domain without compromising safety and security by: ▪ designing fences and walls which provide privacy and security while not eliminating views, outlook, light and air ▪ limiting the length and height of retaining walls along street frontages ii. Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating some of the following in the design of fences and walls:- benches and seats, planter boxes, pergolas and trellises, barbeques, water features, composting boxes and worm farms iii. Retain and enhance the amenity of the public domain by:	☐ ☐ ☐	☐ ☐ ☐	☒ ☒ ☒	

Requirement	Yes	No	N/A	Comment
▪ 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:				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.
▪ 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	☐	☐	☒	
ii. Contribute to streetscape character and the amenity of the public domain by:				
▪ relating landscape design to the desired proportions and character of the streetscape	☒	☐	☐	
▪ using planting and landscape elements appropriate to the scale of the development	☒	☐	☐	
▪ mediating between and visually softening the bulk of large development for the person on the street	☒	☐	☐	
iii. Improve the energy and solar efficiency of dwellings and the microclimate of private open spaces. Planting design solutions include: trees for shading low-angle sun on the eastern and western sides of a dwelling; trees that do not cast a shadow over solar collectors at any time of the year;	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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 objectives.
▪ To provide an area on site that enables soft landscaping and deep soil planting	☒	☐	☐	
▪ To ensure that communal open space is consolidated, configured and designed to be useable and attractive	☒	☐	☐	
▪ To provide a pleasant outlook	☒	☐	☐	
4.1.4 Private Open Space Performance Criteria i. Provide communal open space at a minimum of 25 percent of the site area (excluding roads). Where	☒	☐	☐	The development incorporates a Public Park as part of its design with a total of 12,575m2 of communal open space

Requirement	Yes	No	N/A	Comment
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				which complies with the ADG requirements.
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.	☐	☐	☒	Not applicable to sites in Precinct F.
iii. Facilitate the use of communal open space for the desired range of activities by:				
▪ locating it in relation to buildings to optimise solar access to apartments	☒	☐	☐	
▪ consolidating open space on the site into recognisable areas with reasonable space, facilities and landscape	☒	☐	☐	
▪ designing size and dimensions to allow for the 'program' of uses it will contain	☒	☐	☐	
▪ minimising overshadowing	☒	☐	☐	
▪ carefully locating ventilation duct outlets from basement car parks	☒	☐	☐	
iv. ***Amended by 5.3.5 – General Provisions of HBW DCP Amendment 1 as follows: so as to require the same amount of private open space at ground level as would be required for a balcony if the apartment was above ground level.***	☐	☐	☒	Not applicable to sites in Precinct F.
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	☒	☐	☐	
vi. Locate open space to increase the potential for residential amenity by designing apartment buildings which:				
▪ are sited to allow for landscape design	☒	☐	☐	
▪ are sited to optimise daylight access in winter and shade in summer	☒	☐	☐	
▪ have a pleasant outlook	☒	☐	☐	
▪ have increased visual privacy between apartments	☒	☐	☐	
v. Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area	☒	☐	☐	
4.1.5 Planting of Structures Objectives				
▪ To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards	☒	☐	☐	The proposed development is considered to be consistent with the planting on structures objectives.
▪ To encourage the establishment and healthy growth of trees in urban areas	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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 diameter at maturity) o minimum soil volume 9 cubic metres o minimum soil depth 800mm o approximate soil area 3.5 metre x 3.5 metre or equivalent	☒	☐	☐	
▪ Shrubs o minimum soil depths 500-600mm	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
▪ Ground cover o minimum soil depths 300-450mm ▪ Turf o minimum soil depths 100-300mm	☒ ☒	☐ ☐	☐ ☐	
Stormwater Management Objectives ▪ To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of the Parramatta River, Homebush Bay and associated waterways ▪ To preserve existing topographic and natural features, including watercourses and wetlands ▪ To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity	☒ ☐ ☒	☐ ☐ ☐	☐ ☒ ☐	The development application was referred to Council's Development Engineer for comment who has raised no objection to the development application and works sought.
Stormwater Management Performance Criteria i. Reduce the volume impact of stormwater on infrastructure by retaining it on site. Design solutions may include:- minimising impervious areas by using pervious or open pavement materials; retaining runoff from roofs and balconies in water features as part of landscape design or for reuse for activities such as toilet flushing, car washing and garden watering; landscape design incorporating appropriate vegetation; minimising formal drainage systems (pipes) with vegetated flowpaths (grass swales), infiltration or biofiltration trenches and subsoil collection systems in saline areas; water pollution control ponds or constructed wetlands on larger developments ii. Optimise deep soil zones. All development must address the potential for deep soil zones (see Deep Soil Zones) iii. On dense urban sites where there is no potential for deep soil zones to contribute to stormwater management, seek alternative solutions. Structural stormwater treatment measures may be used including:- litter or gross pollutant traps to capture leaves, sediment and litter; on-site detention storage iv. Protect stormwater quality by providing for: ▪ sediment filters, traps or basins for hard surfaces ▪ treatment of stormwater collected in sediment traps on soils containing dispersive clays v. Reduce the need for expensive sediment trapping techniques by controlling erosion, for example by:- landscape design incorporating appropriate vegetation; stable (non-	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	The development application was referred to Council's Development Engineer for comment who has advised that the development is satisfactory subject to conditions.

Requirement	Yes	No	N/A	Comment
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. A satisfactory wind assessment report has been submitted.
4.1.7 Wind Performance Criteria i. Site and design development to avoid unsafe and uncomfortable winds at pedestrian level in public areas and private open spaces, for example through appropriate orientation and / or screening of seating areas, balcony, terrace and courtyard spaces ii. Maximum allowable wind velocities are: ▪ 13 metres per second in streets, parks and public places ▪ 16 metres per second in all other areas iii. Provide a Wind Effects Study with all development over 4 storeys in height iv. Ameliorate the effects of wind on the foreshore promenade by configuring landscape elements and incorporating refuge areas off the main promenade	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	The requirement is subject to detail design and will form part of each built stage.
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.
4.1.8 Geotechnical Suitability and Contamination Performance Criteria i. Provide a report by a qualified geotechnical engineer establishing that the site of the proposed development is suitable for that development having regard to its groundwater conditions ii. Provide a report by a qualified contamination consultant indicating that the site is suitable for the proposed use or that remediation options are available to reduce contaminant concentrations to a level appropriate for the proposed land use. The report fully documents the site investigation process undertaken which includes: ▪ Stage 1 - Preliminary Investigations ▪ Stage 2 - Detailed Investigations ▪ Stage 3 - Remedial Action Plan (if remediation is required) as outlined in Section 3.4 of Managing Land Contamination and Draft Guidelines prepared by DUAP and EPA,	☒ ☒	☐ ☐	☐ ☐	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.

Requirement	Yes	No	N/A	Comment
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 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	☒	☐	☐	An assessment of the proposal in relation to Council's Policy on Crime 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

Requirement	Yes	No	N/A	Comment
open space areas				
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	☒	☐	☐	development so that specific target hardening strategies to reduce crime will be imposed on each relevant stage.
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	☐	☐	☒	
▪ 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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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 ▪ To maximise outlook and views to the public domain from principal rooms and private open spaces without compromising visual privacy	☒ ☒	☐ ☐	☐ ☐	The proposed development is generally considered to be consistent with the visual privacy objectives as outlook of open space is maximised where possible. The proposal is considered to deliver a sufficient level of amenity in this regard.
4.2.2 Visual Privacy Performance Criteria i. Locate and orient new development to maximise visual privacy between buildings on site and adjacent buildings by: ▪ providing adequate building separation ▪ employing appropriate rear and site setbacks ii. Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: ▪ locating balconies to screen other balconies and any ground level private open space ▪ separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms ▪ changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space (see Ground Floor Apartments iii. Use detailed site and building design elements to increase privacy without compromising access to light and air. Design detailing may include:- offset windows of apartments in new development and adjacent development windows; sill heights set at minimum 1.2m above floor level; recessed balconies and/or vertical	 ☒ ☒ ☐ ☐ ☐ ☐	 ☐ ☐ ☐ ☐ ☐ ☐	 ☐ ☐ ☒ ☒ ☒ ☒	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.

Requirement	Yes	No	N/A	Comment
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 applicable (see Ground Floor Apartments) vii. Design entries and associated circulation space of an adequate size to allow movement of furniture	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Addressed under SEPP 65 above.

Requirement	Yes	No	N/A	Comment
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 v. Where above ground enclosed parking cannot be avoided, ensure the design of the development mitigates any negative impact on	☒ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☐ ☒ ☒ ☒ ☒	The proposal has been supported by traffic impact assessment, prepared by Thompson Stanbury Associates dated September 2015 which concludes that the proposal will not compromise a satisfactory performance of the local road network and the development complies with the HBWDCP with respect to the development yield and parking provision.

Requirement	Yes	No	N/A	Comment
streetscape and street amenity by-integrating the car park, including vehicle entries, into the overall facade design, for example, by using appropriate proportions and façade details; 'wrapping' the car parks with other uses, for example, retail and commercial along street edges with parking behind				
vi. Provide bicycle parking which is easily accessible from ground level and from apartments. Provide a combination of secured and chained bicycle storage	☐	☐	☒	
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 accordance with these requirements: ▪ Studio - none ▪ 1 bed - none				

Requirement	Yes	No	N/A	Comment
▪ 2 bed - 0.5 spaces/dwelling ▪ 3 bed - 0.5 spaces/dwelling ▪ Visitors - 1 per 15 dwellings xiv. Provide bicycle parking for commercial office development at the rate of: ▪ 1 bicycle space per 300m^2 gross leasable floor area ▪ 1 visitor space per 2500m^2 of gross leasable floor area	☐	☐	☒	
4.3.3 Pedestrian Access Objectives ▪ To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain ▪ To ensure that residents, including users of strollers and wheelchairs and people with bicycles are able to reach and enter their apartment and use communal areas via minimum grade ramps, paths, access ways or lifts	☒ ☒	☐ ☐	☐ ☐	The 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.
4.3.3 Pedestrian Access Performance Criteria i. Utilise the site and its planning to optimise accessibility to the development ii. Separate and clearly distinguish between pedestrian accessways and vehicle accessways iii. Consider the provision of public through-site pedestrian accessways in large development sites iv. Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads v. Promote equity by: ▪ ensuring the main building entrance is accessible for all from the street and from car parking areas ▪ integrating ramps into the overall building and landscape design vi. Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space vii. Provide barrier free access to at least 20 percent of dwellings in the development viii. Demonstrate that adaptable apartments can be converted	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	
4.3.4 Vehicle Access Objectives ▪ To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety ▪ To encourage the active use of street frontages	☒ ☒	☐ ☐	☐ ☐	The proposed development is considered to be consistent with the Vehicle Access objectives. The proposal incorporates vehicle access from Amalfi Drive and truck access from Bennelong Parkway.
4.3.4 Vehicle Access Performance Criteria i. Vehicular access is discouraged from Hill Road and from major east-west	☒	☐	☐	The proposed vehicle and truck service access is considered to be satisfactory

Requirement	Yes	No	N/A	Comment
streets. Access is to be provided from secondary streets where possible				and no objections raised by Council's engineer subject to conditions.
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 with the Apartment Layout objectives.
▪ To maximise the environmental performance of apartments.	☒	☐	☐	This have been discussed throughout the report and addressed previously above.
4.4.1 Apartment Layout Performance Criteria i. Provide apartments with the following amenity standards as a minimum:				Refer to SEPP 65 and ADG compliance table.
▪ single-aspect apartments are limited in depth to 8 metres	☐	☐	☒	
▪ the back of a kitchen is no more				

Requirement	Yes	No	N/A	Comment
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 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				

Requirement	Yes	No	N/A	Comment
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. Refer to SEPP 65 and ADG compliance table.
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	☒ ☒ ☐	☐ ☐ ☐	☐ ☐ ☒	273 apartments proposed for this first stage. Refer to SEPP 65 and ADG compliance table.
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.
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. ▪ 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	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	Refer to SEPP 65 and ADG compliance table.

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

Requirement	Yes	No	N/A	Comment
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	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	Refer to SEPP 65 and ADG compliance table.
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 ▪ in residential buildings on primary north-south street and on secondary streets: 3.3 metre minimum for ground floor to promote future flexibility of use; 2.7 metre minimum for all habitable rooms on all other floors; 2.4 metre minimum for all nonhabitable rooms ▪ for two storey units, 2.4 metre minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights ▪ for two-storey units with a two storey void space, 2.4 metre minimum ii. Double height spaces with mezzanines count as two storeys iii. Use ceiling design to: ▪ define a spatial hierarchy between areas of an apartment using double height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads ▪ enable well proportioned rooms: for example, smaller rooms often feel larger and more spacious 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	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Refer to SEPP 65 and ADG compliance table.

Requirement	Yes	No	N/A	Comment
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	☒	☐	☐	
4.4.5 Flexibility Performance Criteria				
i. Provide robust building configurations which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long, for example with:- thin building cross sections suitable for either residential or commercial uses; a mix of apartment types; higher ceilings on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or movable wall systems	☐	☐	☒	Refer to SEPP 65 and ADG compliance table.
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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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	☒	☐	☐	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.
▪ To increase the housing and lifestyle choices available in apartment buildings	☒	☐	☐	
▪ To ensure that ground floor apartments achieve good amenity	☒	☐	☐	
4.4.6 Ground Floor Apartments Performance Criteria				
i. Design front gardens or terraces to contribute to the spatial and visual structure of the street while maintaining privacy for apartment occupants. This can be achieved by:- 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	☐	☐	☒	Refer to SEPP 65 and ADG compliance table.

Requirement	Yes	No	N/A	Comment
from the street to the private garden or terrace to minimise sight lines from the streets into the apartment				
ii. Promote housing choice by:				
▪ providing private gardens or terraces which are directly accessible from the main living spaces of the apartment and support a variety of activities	☐	☐	☒	
▪ maximising the number of accessible and visitable apartments on the ground floor	☐	☐	☒	
▪ supporting a change or partial change in use, such as a home offices accessible from the street	☐	☐	☒	
iii. Increase opportunities for solar access in ground floor units, particularly in denser areas by:				
▪ providing higher ceilings and taller windows	☐	☐	☒	
▪ choosing trees and shrubs which provide solar access in winter and shade in summer	☐	☐	☒	
4.4.7 Home Offices Objectives				
▪ To promote economic growth in the town centre	☐	☐	☒	The building complex is designated for residential use with no additional use components. It will be possible for a home occupation in any of the apartments but this would be a matter for consideration if and when required.
▪ To promote an active and safe neighbourhood by promoting 24 hour use of the area	☐	☐	☒	
▪ To promote transport initiatives by reducing travel time and cost, which in turn creates a cleaner environment	☐	☐	☒	
▪ To enable tax deduction advantages by clearly identifying a home business area	☐	☐	☒	
▪ To promote casual surveillance of the street	☐	☐	☒	
▪ To promote opportunities for less mobile people to make economic progress	☐	☐	☒	
▪ To promote a diverse workforce in terms of age and mobility, as well as people from culturally and linguistically diverse backgrounds	☐	☐	☒	
4.4.7 Home Offices Performance Criteria				
i. Home offices are not allowed to conduct business which involves the registration of the building under the Factories, Shops and Industries Act 1962	☐	☐	☒	
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,	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
dust, waste, water, waste products, grit, oil, or otherwise				
vii. Home offices are to have:				
▪ adequate storage areas	☐	☐	☒	
▪ separate business phone/fax	☐	☐	☒	
▪ large mailbox suitable for business mail	☐	☐	☒	
▪ any special utility services needed (eg separate power metering)	☐	☐	☒	
viii. Home offices are not allowed to display any goods in a window or otherwise	☐	☐	☒	
ix. Home offices are not allowed to exhibit any notice, advertisement or sign, other than a notice, sign or advertisement exhibited on the dwelling house or dwelling to indicate the name and occupation only of the resident	☐	☐	☒	
4.4.8 Internal Circulation Objectives				
▪ To facilitate quality apartment layouts, such as dual aspect apartments	☒	☐	☐	
▪ To contribute positively to the form and articulation of building facade and its relationship to the urban environment	☒	☐	☐	
▪ To create safe and pleasant spaces for the circulation of people and their personal possessions	☒	☐	☐	
▪ To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety	☒	☐	☐	
4.4.8 Internal Circulation Performance Criteria				
i. Increase amenity and safety in circulation spaces by:	☐	☐	☒	Refer to SEPP 65 and ADG compliance table.
▪ 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				
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***	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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	☒ ☒	☐ ☐	☐ ☐	
4.4.9 Storage Performance Criteria i. Provide storage facilities accessible from hall or living areas, in addition to kitchen cupboards and bedroom wardrobes, at a minimum: ▪ studio - 6m^3 ▪ 1-bed - 6m^3 ▪ 2-bed – 8m^3 ▪ 3 and 3+ bed - 10m^3 ▪ This storage is to be excluded from FSR calculations ii. Locate storage conveniently for apartments. 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	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☒ ☒ ☒ ☒ ☒	Refer to SEPP 65 and ADG compliance table.

Requirement	Yes	No	N/A	Comment
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	☒	☐	☐	
4.5.1 Acoustic Amenity Performance Criteria i. Utilise the site and building layout to maximise the potential for acoustic privacy by providing adequate building separation within the development and from neighbouring buildings	☒	☐	☐	Refer to SEPP 65 and ADG compliance table.
ii. Minimum building separations are: ▪ 5 to 8 storeys/12-25 metres o 18m between habitable rooms/balconies	☒	☐	☐	
o 13m between habitable rooms/balconies and non-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	☐	☐	☒	
▪ 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	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	
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 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.	☐	☐	☒	Amendment not relevant to Precinct F, however it is consistent with the ADG requirements.
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 applicant has provided suitable documentation to demonstrate that the development will achieve a minimum of two hours of direct sunlight between 9 am and 3 pm in mid-winter.
iv. Design for shading and glare control, particularly in summer, by:	☐	☐	☒	The shadow plans provided indicate that the communal open space of each block will receive sufficient daylight access.
▪ using shading devices, such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting	☐	☐	☒	
▪ optimising the number of north-facing living spaces	☐	☐	☒	Adequate solar access will generally be achieved to the open spaces within the site, with areas of sunlight available to the public open space, podium courtyards for 50% of the open space area during the morning and at midday which complies.
▪ 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				Suitable shadow plans have been provided indicating impact on adjoining uses.
▪ 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				

Requirement	Yes	No	N/A	Comment
is prohibited. Where they are used, they are to be fully open to the sky and their dimensions relate to building separation	☐	☐	☒	
vi. ***Amended by HBW DCP – Amendment 1 as follows: in that the amount of overshadowing of the public domain (excluding streets) and communal open space as referred, has regard to unavoidable shadowing from tower forms during these times and the means for alternate solar access in the locality.***				
vii. Shadow diagrams showing the impact of a proposal on adjacent residential developments and their private open space will be required.	☒	☐	☐	
4.5.3 Natural Ventilation Objectives ▪ To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants	☒	☐	☐	The proposed development is considered to be generally consistent with the Natural Ventilation objectives.
▪ To provide natural ventilation in non habitable rooms, where possible	☒	☐	☐	Addressed under SEPP 65 table above.
▪ To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning	☒	☐	☐	
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	☐	☐	☒	61% (166 out of 273 apartments) will receive naturally ventilation and is in accordance with the ADG requirements.
▪ 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. ***Amended by HBW DCP – Amendment 1 as follows: in that the minimum may be exceeded for percentage of apartments above 8 storeys given the different air movement characteristics.***	☐	☐	☒	
v. A minimum of 25% of kitchens within a development are to be naturally ventilated	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
vi. Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. Design solutions may include:- locating small windows on the windward side and larger windows on the leeward side of the building thereby utilising air pressure to draw air through the apartment; using higher level casement or sash windows, clerestory windows or operable fanlight windows—including above internal doors—to facilitate convective currents. This is particularly important in apartments with only one aspect; selecting windows which occupants can reconfigure to funnel breezes into the 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	☐	☐	☒	No awning or signage proposed. Residential use only.
4.6.1 Awnings and Signage Performance Criteria <u>Awnings</u> i. Encourage pedestrian activity on streets by providing awnings to retail strips,	☐	☐	☒	
▪ complement the height, depth and form of the desired character or existing pattern of awnings	☐	☐	☒	
▪ provide sufficient protection for sun and rain	☐	☐	☒	
ii. Contribute to the legibility of the development and amenity of the public domain by locating local awnings over residential building entries	☐	☐	☒	
iii. Enhance safety for pedestrians by providing under-awning lighting	☐	☐	☒	
iv. New awnings are to follow the general alignment of existing awnings	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
in the street v. Provide continuous awnings at areas of high pedestrian activity, particularly where there are ground floor commercial and/or retail uses: corners of Hill Road and major east-west streets; and corners of major east west streets and the primary north-south street). Awnings are also to be provided to buildings fronting pedestrian plazas at the termination of major east-west streets	☐	☐	☒	
vi. Awning height is to be in the range 3.2 - 4.2 metres (clear soffit height) and the awning face is to be horizontal	☐	☐	☒	
vii. All awnings are to comply with State 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	☐	☐	☒	Proposed building façade is satisfactory.
▪ 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	☒	☐	☐	
ii. Compose facades with an appropriate scale, rhythm and proportion which respond to the building's use and the desired	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
contextual character, for example by:- defining a base, middle and top related to the overall proportion of the building; expressing key datum lines using cornices, change in materials or building setback; expressing building layout or structure, such as vertical bays or party wall divisions; expressing the variation in floor to floor height, particularly at lower levels; articulating building entries with awnings, porticos, recesses, blade walls and projecting bays; selecting balcony types which respond to the street context, building orientation and residential amenity and will create different façade profiles; detailing balustrades to reflect the type and location of the 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	☐	☐	☒	
▪ 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				

Requirement	Yes	No	N/A	Comment
i. Relate roof design to the desired built form. Some design solutions may include: articulating the roof, or breaking down its massing on large buildings, to minimise the apparent bulk or to relate to a context of smaller building forms; using a similar roof pitch or material to adjacent buildings, particularly in existing special character areas or heritage conservation areas. Avoid directly copying the elements and detail of single family houses in larger flat buildings; this often results in inappropriate proportion, scale and 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.	☐	☐	☒	Addressed above under SEPP 65.
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 ▪ To reduce reliance on fossil fuels	☐ ☐	☐ ☐	☒ ☒	Satisfactory BASIX Certificate submitted.

Requirement	Yes	No	N/A	Comment
▪ To minimise greenhouse gas emissions	☐	☐	☒	
▪ To support and promote renewable energy initiatives	☐	☐	☒	
▪ To use natural climatic advantages of the coastal location such as cooling summer breezes, and exposure to unobstructed winter sunlight	☐	☐	☒	
▪ To provide a suitable environment for proposed uses, having regard to wind impacts and noise	☐	☐	☒	
▪ To ensure that land is geotechnically suitable for development and can be feasibly remediated or any contaminants 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				

Requirement	Yes	No	N/A	Comment
shade existing or planned solar and photovoltaic installations	☒	☐	☐	
iv. Improve the efficiency of hot water systems by:				
▪ insulating a hot water system or systems with a Greenhouse Score of 3.5 or greater and which suits the needs of the development and/or individual dwellings	☒	☐	☐	
▪ installing water-saving devices, such as flow regulators, AAA (or higher) rated shower heads and 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	☐	☐	☒	
4.7.2 Maintenance Performance Criteria i. Design windows to enable cleaning from inside the building, where	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
possible ii. Select manually operated systems, such as blinds, sunshades, pergolas and curtains in preference to mechanical systems iii. Incorporate and integrate building maintenance systems into the design of the building form, roof and facade iv. Select durable materials, which are 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	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Addressed under SEPP 65 above.
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	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	

Requirement	Yes	No	N/A	Comment
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 any Development Application as required by the NSW Waste Board	☒	☐	☐	
4.7.4 Water Conservation Objectives				
▪ To reduce mains consumption of potable water	☐	☐	☒	Addressed previously under SEPP 65.
▪ 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	☐	☐	☒	
4.7.4 Water Conservation Performance Criteria				
i. Use AAA (or higher) rated appliances to minimise water use	☐	☐	☒	Addressed previously under SEPP 65.
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.	☐	☐	☒	
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	☐	☐	☒	
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	☐	☐	☒	

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