

Apartment Design Guide Compliance Table

Design Criteria	Planning Assessment	Compliance
Part 3 Siting the Development		
3A-1 Site Analysis		
	The application has considered the site, local and wider context.	✓
3B-1 Orientation		
	The podium fronts Walker Street and Marquet Street, and incorporates direct pedestrian and residential access from the street.	✓
	The proposed development has been orientated and designed to relate the shape of the site, location of neighbouring buildings and public domain and is consistent with the Masterplan.	✓
3B-2 Orientation		
	<p>The following is noted in the Masterplan: <i>The Station Precinct built form has been carefully designed to maximise solar access to existing private residences and to the public domain. A Heliostat is proposed atop the tallest of the buildings to reflect sunlight to the Town Square and the Mary Street Child Care Centre play area to mitigate potential building overshadowing.</i></p> <p>Communal open space which equates to 33% of the site is provided on level 3. The northern part of the communal open area will receive solar access and is consistent with the Masterplan. The remainder of the open space is located under the towers and will receive limited sun, however this is considered acceptable given the high-density character of the site.</p> <p>Living areas and private open space areas will receive good levels of solar access.</p> <p>A Heliostat is proposed on top of Tower A to reflect sunlight to the Town Square to mitigate overshadowing, which is acceptable and consistent with the Masterplan.</p>	<p>✓ (acceptable on merit)</p>
	Although, the proposal will contribute to additional overshadowing impacts, which will fall on the southern neighbouring buildings, the setbacks and height of the development is generally appropriate and is considered consistent with the Masterplan.	<p>✓ (acceptable on merit)</p>
	The proposal will impact on solar access to the southern residential properties. However, the setbacks and height of the development is generally appropriate and is considered consistent with the Masterplan.	<p>✓ (acceptable on merit)</p>
	The orientation of the buildings is considered consistent with the Masterplan.	<p>✓ (acceptable on merit)</p>
3D Communal and Public Open Space		
	The proposal provides a communal open space area of 33% of the site and complies with the required 25%.	✓

	The northern part of the communal open space will receive direct solar access. The solar access to the area underneath the tower will be restricted. This is considered acceptable and consistent with the Masterplan, given the high-density location.	✓ (acceptable on merit)
3E Deep Soil Zones		
	The proposal includes a basement (across most of the site) and ground floor retail uses, therefore compliance with the deep soil zone control is not practical. Despite the site constraints, street trees and planter boxes are proposed. The proposal is consistent with the Masterplan.	✓ (acceptable on merit)
3F Visual Privacy		
	Separation distances to side and rear boundaries and between buildings are in accordance with the site-specific Masterplan. An understanding of the overall urban character at Station Precinct has been recognised in the Masterplan. Tower A provides a setback of 3m from the northern boundary at levels 8-37, a non-compliance of 3m. Refer to Section 5.11 in the assessment report for justification.	✓ (acceptable on merit)
3J Bicycle and Car Parking		
	The proposal generates a minimum requirement for 548 resident car parking spaces and 27 visitor spaces. The proposal provides for 548 (including 100 accessible) residential spaces and 37 visitor spaces. The proposed 37 visitor spaces exceed the maximum however given the scale of development the proposal is satisfactory. Car Parking has been provided in accordance with Council controls, the Masterplan and traffic studies aligned with the Masterplan.	✓
Part 4 Designing the Buildings		
4A Solar and Daylight access		
	73% of apartments will receive 2 hours of solar access between 9am-3pm on June 21.	✓
	All apartments will receive some direct sunlight. 15.6% (82) of apartments will receive less than 1 hour of sunlight.	✓
4B Natural Ventilation		
	74% of apartments are cross ventilated in the first 9 storeys.	✓
	The building depth ranges from 13m to 26m. Although the depth exceeds 18m requirement, the proposal achieves a good level of cross ventilation. Refer to Section 5.4 in the assessment report for justification.	X (acceptable on merit)
4C Ceiling Height		
	The apartments will achieve the minimum floor to ceiling height of 2.7 metres. The ground and first floor will provide a minimum of 3.3m floor to ceiling height.	✓

4D Apartment Size and Layout		
	<p>Apartment sizes will comply with the minimum internal area requirements (inclusive of additional bathrooms) as per the ADG requirements.</p> <p>The following apartment size ranges are proposed:</p> <ul style="list-style-type: none"> ▪ 1 bedroom – 50.4m² -65m² ▪ 2 bedroom- 75.8m²-76.7m² ▪ 3 bedroom-98.4m²-101.4m² 	✓
	All habitable rooms comprise of a window opening and will not comprise with less than 10% of the floor area of the room.	✓
	All bedrooms have a maximum depth of 4-5m. Open plan habitable rooms are discussed below.	✓
	28% of apartments with open plan living rooms comply with a room depth of 8m. The remainder of the apartments include minor non-compliances approximately 1m. The non-compliances are not expected to significantly affect the environmental performance of apartments given the compliance with solar access.	X (acceptable on merit)
	Bedrooms and master bedrooms will achieve the minimum area requirements of 9m ² and 10m ² , respectively.	✓
	Bedrooms have a minimum dimension of 3 metres.	✓
	98% of living rooms have a minimum width of 3.6m for one bedroom and 4m for 2 and 3 bedroom apartments.	✓ (acceptable on merit)
	All cross-through apartments have at least a 4m internal width	✓
4E Private Open Space and Balconies		
	<p>79% (435/548) of proposed balconies comply with the minimum depth dimension of 2m for 1 and 2 bedroom apartments and 2.4m for 3 bedroom apartments. 34% (186/548) of the balconies comply with the minimum balcony area of 8m for 1 bedroom, 10m for 2 bedroom and 12m for 3 bedroom apartments.</p> <p>Most the balconies provide 2m/2.4m depths. However, some of the balconies provide a depth of 1.75m; a non-compliance of 0.25m. The non-compliances relating to the minimum balcony area range from 0.1m².to 1.75m².</p> <p>Although some apartments are not achieving the minimum areas for private open, space requirements, all balconies are designed as extensions of living room spaces to enhance amenity, in some cases for the northern 1 bedroom units they provide 2 balconies, which meet the overall private open space area. The operable façade to the balconies also means that these spaces can be used despite high wind speeds.</p> <p>The balcony depth requirements for the different apartments are generally achieved, with any noncompliance being caused partly by the curvature in the form which creates varying balcony depths. Balcony sizes proposed provide adequate amenity for the residents in all instances. Refer to Section 5.5 in the assessment report for justification.</p>	X (acceptable on merit)
4F Common Circulation and Spaces		
	Buildings A and B propose 10 apartments off a circulation core; a non-compliance of 2 apartments/floor. The non-compliance is acceptable as there is natural light provided adjacent to the lift lobby ensuring a reasonable level of amenity. The corridors are approximately 13m long from the lift core to each set of 5	✓

	apartments, and are wider adjacent to the apartment entrances. The proposal is satisfactory in this regard.	
	Tower A provides 82 units/lift. Tower B provides 55 units/lift, exceeding the maximum 40units/lift. This non-compliance is considered acceptable given, there are 4 lifts and people will be utilising the lifts at various times in the day which should not adversely impact on their day to day routine.	X (acceptable on merit)
4G Storage		
	The amended proposal indicates storage cupboards will be provided to each of the apartments. The storage provision is generally consistent with the ADG.	✓
4H Acoustic privacy		
	The proposed apartments are located above the communal open space and are separated from the retail precinct which should minimise noise impacts for future residents. The layout of the apartments is consistent with the Masterplan.	✓
4K Apartment Mix		
	The proposal includes 1, 2 and 3 bedroom units that that will support a wide variety of household types and sizes. The apartment mix is considered appropriate taking into consideration the sites proximity to public transport options and the high density urban environment.	✓
4M Facades		
	The proposed facades will be of high quality with appropriate mix of glazing, timber, sandstone and aluminium proposed. The building services have been integrated into the facades.	✓
4N Roof Design		
	The proposed form and materiality of the heliostat on Tower A, has been designed to complement the existing streetscape as an integrated part of the building roof, form and façade.	✓
4O Landscape Design		
	The proposal includes a variety of species such as Tuckeroos and Eucalyptus trees. The proposed landscaping will improve character of the building and provide amenity for the different land uses within the building.	✓
4P Planting on Structures		
	The comprehensive landscape concept plans address the objectives and design criteria in 4P of the ADG.	✓
4Q Universal Design		
	A minimum of 20% of dwellings achieve the silver level of universal design per the Liveable Housing Guidelines. 15% of apartments will be adaptable housing compliant with the ADG.	✓
4T Awnings and Signage		
	The proposed awnings are well located on the retail levels and will complement and integrate with the design.	✓
4U Energy Efficiency		
	All apartments within the building incorporate passive environmental design, including design elements that seek to retain heat in winter and reduce heat transfer in summer. Considerable natural ventilation is incorporated into almost all apartments reducing the need for mechanical ventilation and climate control.	✓

4V Water Management and conservation		
	All standard conditions of consent regarding onsite stormwater management and retention are included in Appendix A of this report.	✓
4W Waste Management		
	<p>All waste storage for retail and residential will be located on the Loading level of the basement.</p> <p>For retail waste, 20 x 1100L MGBs and 16 x 1100L MGBs bins will be used. These bins will be collected daily by a private contractor.</p> <p>For residential waste, dual waste chutes will be installed on all residential levels of Towers A and B. The garbage will discharge into separate 1100L bins. Garbage and recycling bins for Tower A will be placed on separate carousel systems and on separate linear tracks for Tower B. All garbage will not be compacted. One bulky waste room will also be provided. The waste caretaker will be responsible for organising collections with Council.</p> <p>These facilities will enable the effective management and collection of waste from the site.</p> <p>Furthermore, a detailed waste management plan has been submitted and is considered appropriate for development.</p>	✓
4X Building Maintenance		
	The proposed building maintenance requirements are considered limited and supported.	✓