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PART 3 – SITING THE DEVELOPMENT

Objectives	Comments
3A - Site Analysis	
Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Complies- Refer Site Analysis Dwg A-DA-003
3B - Orientation	
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	Complies- Each of the three key building masses varies in height and shape and addresses different sets of edge conditions. Each building, through its stepped massing, reflects the shifting topography of the site. This results in a variety of building types and shapes, multiple outlooks and orientations and a range of internal environments which optimize northern solar aspect.
Objective 3B-2 - Overshadowing of neighbouring properties is minimised during mid-winter. - 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% - A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring building	The mid-winter overshadowing affects the road reserves of Pennant Hills Road (afternoon) and Jasmine Road (morning). There is a minor overshadowing of the setback zone of Normanhurst Boys High School at 9:00am. Also at 9:00am, the neighbouring house block of 19 Frith Avenue (corner of Frith Avenue and Jasmine Road) is overshadowed at 9:00am, the proposed Da shadow is slightly reduced compared to the Stage 1 DA shadow.

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Objectives	Comments
3C - Public Domain Interface	
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	The development can be accessed from each of the four street frontages, utilising the existing vehicular entry points in Jasmine Road and Frith Avenue. The Jasmine Road entry is the principal point of entry for vehicular pickup/ drop off and visitors to the village green and community facilities. Separate secure entries to the three ILU buildings (Buildings A,B,C and D) are provided, and there are two carpark entry/ exit driveways (one from Frith Avenue to the basement of Building A and one from Jasmine Road to the combined basement of Buildings B and C/D). The service entry is an extension of the existing service entry from Frith Avenue.
Objective 3C-2 Amenity of the public domain is retained and enhanced	Complies Mail box locations are yet to be determined by negotiation between Uniting, Australia Post and NSW Police. The visual prominence of underground car parking vents is minimised. Two substations are located on Jasmine Road and Frith Avenue. They are camouflaged and screened by landscaping. There is limited ground level visitor parking - 5 spaces allowed at the Frith Avenue entry and 8 spaces allowed at the Jasmine Road entry.
3D - Communal and Public Open Space	
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Complies - 6500m2 communal space which is 30% of the site area.

Objectives	Comments
Design Criteria - Communal open space has a minimum area equal to 25% of the site - 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) The communal open space should have a minimum dimension of 3m	
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Complies- Refer Landscape Dwgs
Objective 3D-3 Communal open space is designed to maximise safety	Complies- Refer Landscape Dwgs
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Complies- Refer Landscape Dwgs
3E - Deep Soil Zones	
Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality **Design Criteria** Deep soil zones are to meet the following minimum requirements: - 7% of site area - <650sqm – no min dimensions - 650sqm-1500sqm – 3m min dimensions - >1500sqm – 6m min dimensions	Complies Complies – 36% site area Complies

Objectives	Comments
3F - Visual Privacy	
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy **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: - 4 storeys: 6m for habitable rooms and balconies; 3m for non-habitable rooms - 5-8 storeys: 9m for habitable rooms and balconies; 4.5m for non-habitable rooms - 9+storeys: 12m for habitable rooms and balconies; 6m for non-habitable rooms Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	Full compliance is achieved for separation between buildings.
Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	Complies
3G - Pedestrian Access & Entries	
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	Complies- Refer Access Diagram Dwg in SEE

Objectives	Comments
Objective 3G-2 Access, entries and pathways are accessible and easy to identify.	Complies- Refer Access Diagram Dwg in SEE
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	Complies- Refer Access Diagram Dwg in SEE
3H- Vehicle Access	
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Complies- Refer Site Dwg A-DA-100 and Landscape Dwgs
3I - Bicycle and Car Parking	
Objective 3I-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas **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 proposal complies with Seniors SEPP parking provisions, which prevail.

Objectives	Comments
Objective 3I-2 Parking and facilities are provided for other modes of transport	Provision for electric mobility scooter parking and charging areas in the car park. No provision for bikes in the car park owing to the demographic profile of the residents.
Objective 3I-3 Car park design and access is safe and secure	Complies
Objective 3I-4 Visual and environmental impacts of underground car parking are minimised	Complies
Objective 3I-5 Visual and environmental impacts of on grade car parking are minimised	Minimal on grade parking for visitors (total 13) located to the side and rear of the lot away from the primary street frontage of Pennant Hills Road. Cars are screened from view of streets, buildings and communal areas with screen landscaping. Safe and direct access to building entry points is provided. Maximum line of 4 car spaces between landscaping although generally lines of 3 cars.
Objective 3I-6 Visual and environmental impacts of above ground enclosed car parking are minimised	Complies

PART 4 – DESIGNING THE BUILDING

Objectives	Comments
4A - Solar and Daylight Access	
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Complies
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	Complies – see below

Objectives	Comments
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	73% of the apartments receive a minimum of 3 hours direct sunlight between 9:00am and 3:00pm mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	10% of apartments receive no direct sunlight.
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	Complies – consistent with figures above.
Objective 4A-2 Daylight access is maximised where sunlight is limited	Complies
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	Complies
4B - Natural Ventilation	
Objective 4B-1 All habitable rooms are naturally ventilated	Complies
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	Complies
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	Complies
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	Complies – 73%

Objectives	Comments
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	Complies
4C - Ceiling Heights	
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access. **Design Criteria** Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Minimum ceiling height for Habitable rooms of 2.7m and non habitable rooms 2.4m. Kitchen has a ceiling height of 2.4m to incorporate services.
- Habitable rooms: 2.7m	Complies
- Non-habitable: 2.4m	Complies
- 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor where it's area does not exceed 50% of the apartment area	NA
- Attic spaces: 1.8m at the end with a 30 degree min slope	NA
- If located in mixed use area: 3.3m for ground and first floor to promote flexibility	L4 of Buildings is the effective ground level for buildings C + D. This level has a coffered ceiling ranging 3.2m at its highest level and 2.7m at its lowest level
Objective 4C-2 Ceiling heights increases the sense of space in apartments and provides for well-proportioned rooms	Complies, with the exception of Level 4 which is the effective ground level of Building C and D only.
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	Complies
4D - Apartment Size and Layout	
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity **Design Criteria** Apartments are required to have	Complies – refer to A-DA-011 Area Schedule

Objectives	Comments
the following minimum internal areas: - Studio: 35sqm - 1 bedroom: 50sqm - 2 bedroom: 70sqm - 3 bedroom: 90sqm The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 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 A window should be visible from any point in a habitable room	
Objective 4D-2 Environmental performance of the apartment is maximised **Design Criteria** - Habitable room depths are limited to a maximum of 2.5 x 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	Complies Complies Complies
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs **Design Criteria** Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (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:	Complies Complies Complies

Objectives	Comments
- 3.6m for studio and 1 bedroom apartments - 4m for 2 and 3 bedroom apartments The width of cross-over or cross- through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies Complies
4E - Private Open Space & Balconies	
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	Complies
Design Criteria All apartments are required to have primary balconies as follows: Studio: 4sqm min - 1 bed: 8sqm min and 2m depth - 2 bed: 10sqm min and 2m depth - 3 bed: 12sqm min and 2.4m depth The minimum balcony depth to be counted as contributing to the balcony area is 1m For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	Refer to A-DA-011 Area Schedule Complies Complies Complies Complies
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Complies
Objective 4E-4 Private open space and balcony design maximises safety	Complies
4F - Common Circulation & Spaces	
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	Complies

Objectives	Comments
Design Criteria - The maximum number of apartments off a circulation core on a single level is eight - For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	Complies Not Applicable Not Applicable
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	Complies- small seating areas are located next to each lift lobby. Most circulation areas have natural light. Building B has double loaded corridors. There is always natural light at the southern façade lift lobby and the northern façade for Levels 3 and 8. Level 4 has a second entry to the Village Green.
4G - Storage	
Objectives 4G-1 Adequate, well designed storage is provided in each apartment **Design Criteria** In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: - Studio 4 m3 - 1 bed: 6 m3 - 2 bed: 8 m3 - 3 bed: 10 m3 At least 50% of the required storage is to be located within the apartment	Refer to A-DA-011 Area Schedule Complies
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	Complies- provided in car park Levels 1, Building A and Level 3, Buildings B, C and D as well as the communal area of L4, Buildings C and D- refer dwgs A-DA-101 to A-DA-119
4H - Acoustic Privacy	
Objective 4H-1	Complies- Refer Acoustic Engineers

Objectives	Comments
Noise transfer is minimised through the siting of buildings and building layout	Report
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	Complies- Refer Acoustic Engineers Report
4J - Noise & Pollution	
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Complies- Refer Acoustic Engineers Report
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Complies- Refer Acoustic Engineers Report
4K - Apartment Mix	
Objectives 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	Complies
Objectives 4K-2 The apartment mix is distributed to suitable locations within the building	Complies
4L - Ground Floor Apartments	
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	Complies
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	Complies
4M - Facades	
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	Complies
Objective 4M-2 Building functions are expressed by the façade	Complies

Objectives	Comments
4N - Roof Design	
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Complies- located on roof level of Building A, north wing, Level 8, Building B, Levels 5 and 10 Building D and Level 11 Building C- Refer Landscape Dwgs
Objective 4N-3 Roof design incorporates sustainability features	Complies- Refer Roof Dwgs A-DA-120 to A-DA-121
4O - Landscape Design-	
Objective 4O-1 Landscape design is viable and sustainable	Complies- Refer Landscape Dwgs
Objective 4O-2 Landscape design contributes to the streetscape and amenity	Complies- Refer Landscape Dwgs
4P - Planting on Structures	
Objective 4P-1 Appropriate soil profiles are provided	Complies- Refer Landscape Dwgs
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies- Refer Landscape Dwgs
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies – Refer Landscape Dwgs
4Q - Universal Design	
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	Complies with Uniting Design Guidelines Complies
Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies

Objectives	Comments
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Apartments designed to Uniting Design Guidelines
4R - Adaptive Reuse	
Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	NA
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	NA
4S - Mixed Use	
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Community and Communal Facilities meets the UCA service model and are located in a position that is easily accessible from Jasmine Road.
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Complies
4T - Awnings & Signage	
Objective 4T-1 Awnings are well located and complement and integrate with the building design	The Design allows for a sheltered walkway around the Village Green as well as an undercover drop off adjacent to Building B connecting to the Village Green.
Objective 4T-2 Signage responds to the context and desired streetscape character	Complies- Refer Landscape Dwgs
4U - Energy Efficiency	
Objective 4U-1 Development incorporates passive environmental design	Complies- Refer Landscape Dwgs
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies

Objectives	Comments
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation.	Complies
4V - Water Management & Conservation	
Objective 4V-1 Potable water use is minimised	Complies- Refer Hydraulic Report
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Complies- Refer Hydraulic Report
Objective 4V-3 Flood management systems are integrated into site design	Complies- Refer Hydraulic Report
4W - Waste Management	
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies- Refer Waste Management Report and L1 and L3 Dwgs A-DA-101 and A-DA-105
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies- Refer Waste Management Report and L1 and L3 Dwgs A-DA-101 and A-DA-105
Objective 4X-1 Building design detail provides protection from weathering	Complies
Objective 4X-2 Systems and access enable ease of maintenance	Complies
Objective 4X-3 Material selection reduces ongoing maintenance costs	Complies- Refer Materials Dwg A-DA-305