

Apartment Design Guide Assessment Table

Objective	Comment	Achieved
<u>3A-1 Site Analysis</u> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Sufficient site analysis information has been submitted to demonstrate the rationale for design decisions based on site opportunities, constraints and the surrounding context	Yes
<u>3B-1 Orientation</u> Building types and layouts respond to the streetscape and site whilst optimising solar access within the development	The proposed buildings will front and provide access to the existing and public roads surrounding the site. The proposed layout will achieve a reasonable level of solar access for the proposed development	Yes
<u>3B-2 Orientation</u> Overshadowing of neighbouring properties is minimised during mid-winter	The proposed layout will minimise overshadowing of neighbor properties in mid-winter. This is assisted by future public roads that further separate most of the proposed buildings from adjoining properties	Yes
<u>3C-1 Public Domain Interface</u> Transition between private and public domain is achieved without compromising safety and security	The transition between the private and public domains will be formed by terraces with direct street entries and fencing and landscaping for privacy. This will achieve a reasonable balance between privacy and security	Yes
<u>3C-2 Public Domain Interface</u> Amenity of the public domain is retained and enhanced	The amenity of the public domain will be enhanced by landscaping, mailboxes located in lobbies and ongoing graffiti management	Yes
<u>3D-1 Communal and Public Open Space</u> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	This objective has been achieved through compliance with the applicable design criteria	Yes
3D-1 Communal and Public Open Space Design Criteria Communal open space has a minimum area equal to 25% of the site area Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a	The proposed development will create 2 development sites (lots 1 and 2). Therefore both lots should provide at least 25% of their areas as communal open space. Lot 1 has an area of 5,415.8m ² and therefore requires 1,354m ² of communal open space. Lot 1 will have 1,392.1m ² (25.7%) of communal open space. Lot 2 has an area of 8,829.4m ² and therefore requires 2,207m ²	Yes

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minimum of 2 hours between 9am and 3pm on 21 June (mid-winter)	<p>of communal open space. Lot 2 will have 2,393m² (27.1%) of communal open space.</p> <p>At least 50% of the principle usable part of the communal open space in both lots will achieve a minimum of 2 hours direct sunlight between 9am and 3pm on June 21 (mid-winter)</p>	
<p><u>3D-2 Communal and Public Open Space</u></p> <p>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p>	The proposed communal open spaces will provide for a range of activities. Lot 1 provides landscaped and open turf areas at ground level and 3 upper level communal terraces with seating and landscaping. Lot 2 provides landscaped and open turf areas, a children's playground and covered pavilion at ground level. Lot 2 will also provide a partially covered upper level communal terrace	Yes
<p><u>3D-3 Communal and Public Open Space</u></p> <p>Communal open space is designed to maximise safety</p>	The proposed communal open spaces are well defined and overlooked by the proposed apartments. A condition requiring lighting for the communal open spaces is recommended	Yes
<p><u>3D-4 Communal and Public Open Space</u></p> <p>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	Public open space is not required to be provided by the proposed development	N/A
<p><u>3E-1 Deep Soil Zones</u></p> <p>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</p>	This objective has been achieved through partial compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance	Yes
<p>3E-1 Deep Soil Zones</p> <p>Design Criteria</p> <p>Deep soil zones are to meet the following minimum requirements:</p> <p><u>Site area <650m²</u></p> <p>7% of site area</p>	<p>The proposed development will create 2 development sites (lots 1 and 2) that each have areas greater than 1,500m² but no significant existing tree cover. Therefore both lots should provide 7% of their areas as deep soil zones with minimum dimensions of 6m.</p> <p>Lot 1 has an area of 5,415.8m² and therefore requires a deep soil zone of 379.1m². Lot 1 will have a deep soil zone of 374.9m² (6.9%) with minimum dimensions of 6m.</p>	Acceptable alternative solution

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<p><u>Site area 650m²-1,500m²</u></p> <p>Minimum dimensions of 3m and 7% of site area</p> <p><u>Site area >1,500m²</u></p> <p>Minimum dimensions of 6m and 7% of site area</p> <p><u>Site area >1,500m² with significant existing tree cover</u></p> <p>Minimum dimensions of 6m and 7% of site area</p>	<p>Lot 1's deep soil zone is supported as a number of other areas of deep soil exist that are less than 6m wide due to protruding terraces and balconies. Other opportunities for reasonable scale landscaping have also been proposed throughout the lots via mounded planting and raised planters over the proposed basement car parks.</p> <p>Lot 2 has an area of 8,829.4m² and therefore requires a deep soil zone of 618m². Lot 2 will have a deep soil zone of approximately 649.6m² (7.4%) with minimum dimensions of 6m.</p> <p>A condition requiring permeable paving to be used in some locations in order to achieve the aforementioned deep soil zones is recommended</p>	
<p><u>3F-1 Visual Privacy</u></p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p>	<p>This objective has been achieved through partial compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance</p>	<p>Yes</p>
<p>3F-1 Visual Privacy</p> <p>Design Criteria</p> <p>Separation distance between windows and balconies is provided to ensure visual privacy is achieved. Minimum requires separation distance from buildings to the side and rear boundaries are as follows:</p> <p><u>Building up to 12m (4 storeys)</u></p> <p>6m between habitable rooms and balconies, 3m between non-habitable rooms</p> <p><u>Building up to 25m (5-8 storeys)</u></p>	<p>The proposed development is 4 storeys high and therefore requires 6m separation between habitable rooms and balconies and 3m separation between non-habitable rooms (both to buildings on adjoining land and between buildings on the site).</p> <p>The proposed development will generally be separated from existing and future buildings on adjoining properties by at least 6m.</p> <p>However on lot 2 there will be private terraces along the south western side of building E that will protrude into the 6m setback (although the building itself will be set back 6m). This is considered acceptable as these apartments will have paved terraces set behind the 6m building setback that will provide almost all of their required private open space areas.</p>	<p>Acceptable alternative solution</p>

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<p>9m between habitable rooms and balconies, 4.5m between non-habitable rooms</p> <p><u>Building over 25m (9+ storeys)</u></p> <p>12m between habitable rooms and balconies, 6m between non-habitable rooms</p> <p>Separation distances between buildings on the same site should combine required building separations depending on the type of room</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distance between neighbouring properties</p>	<p>Apartment E-UG04 has its entire terrace within the 6m building setback. However the adjoining land to the south west of this building will ultimately comprise a small triangular area zoned R3 Medium Density Residential. If it is developed in the future, its required building setbacks mixed with the surrounding road layout will ultimately separate it from apartment E-UG04's terrace by 14.7m.</p> <p>Within the site the proposed buildings are generally separated from each other by at least 12m in habitable to habitable conditions, 9m habitable to non-habitable conditions and 6m non-habitable to non-habitable conditions, consistent with the design criteria.</p> <p>There are a number of alternative separations proposed at certain locations, eg. in lot 1, buildings B and C will have a separation of 9m between habitable conditions, in lot 2, buildings D and F will have a separation of 7.6m between habitable conditions, etc.</p> <p>Similar alternative separations exist in certain locations for apartments within the same building, eg. in lot 1, there will be an 8.4m separation between the terraces of apartments C-UG01 and C-UG07, in lot 2, there will be a 10.4m separation between the terraces of apartments E-UG14 and E-UG01.</p> <p>The alternative separations have been assessed and in some instances are considered reasonable, eg. in lot 2, the alternative separation between the terraces of apartments E-UG14 and E-UG01 exists when measured from the outermost corner of both of their terraces however the majority of the terraces either comply or more than comply with the design criteria.</p> <p>Conditions are recommended requiring modifications to mitigate potential privacy issues (where warranted) through the use of</p>	
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	offset window placement and privacy screens. Where alternative separations will still exist they are supported as on merit it is considered that Objective 3F-1 and reasonable levels of external and internal visual privacy will still be achieved	
<u>3F-2 Visual Privacy</u> 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	The proposed buildings incorporate a number of features including setbacks, privacy screens and window offsets to achieve a reasonable level of privacy without compromising access to light and air	Yes
<u>3G-1 Pedestrian Access and Entries</u> Building entries and pedestrian access connects to and addresses the public domain	Multiple communal building and open space entries that activate the streetscapes have been proposed and will be clearly identifiable	Yes
<u>3G-2 Pedestrian Access and Entries</u> Access, entries and pathways are accessible and easy to identify	The proposed lobbies will be visible from the public domain. Conditions requiring the provision of an intercom system and way finding maps at key locations are recommended	Yes
<u>3G-3 Pedestrian Access and Entries</u> Large sites provide pedestrian links for access to streets and connection to destinations	The proposed development is not required to provide pedestrian links though it. Adequate pedestrian access through the area will be provided by the surrounding street network	N/A
<u>3H-1 Vehicle Access</u> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The development proposes only 2 vehicle access points (1 for each lot) which will be located off a secondary local street. Waste collection and deliveries will be carried out within the basements of each lot. Overall, potential conflicts between pedestrians and vehicles will be minimised	Yes
<u>3J-1 Bicycle and Car Parking</u> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	This objective has been achieved through compliance with the car parking requirements contained within the Camden Growth Centre Precincts Development Control Plan and subject to the recommended conditions	Yes

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<p>3J-1 Bicycle and Car Parking</p> <p>Design Criteria</p> <p>For development in the following locations:</p> <ul style="list-style-type: none"> on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>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 less</p> <p>The car parking need for a development must be provided off-street</p>	<p>The proposed development does not meet either of these locational criteria</p>	<p>N/A</p>
<p><u>3J-2 Bicycle and Car Parking</u></p> <p>Parking and facilities are provided for other modes of transport</p>	<p>Motorcycle and bicycle parking facilities are proposed in the development's basements. A condition requiring the provision of an electric vehicle charging station in each basement is recommended</p>	<p>Yes</p>
<p><u>3J-3 Bicycle and Car Parking</u></p> <p>Car park design and access is safe and secure</p>	<p>The proposed basement cars parks will be secured by doors and provide reasonable sight lines throughout (including to the proposed lifts). Conditions requiring lighting and definition of key circulation areas through colour/line marking are recommended</p>	<p>Yes</p>
<p><u>3J-4 Bicycle and Car Parking</u></p> <p>Visual and environmental impacts of underground car parking are minimised</p>	<p>The visual and environmental impacts of the proposed basement car parks will be minimised by efficient car park layouts, ramp designs and double loaded car parking aisles</p>	<p>Yes</p>
<p><u>3J-5 Bicycle and Car Parking</u></p> <p>Visual and environmental impacts of on-grade car parking are</p>	<p>No on-grade car parking is proposed</p>	<p>N/A</p>

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minimised		
<u>3J-6 Bicycle and Car Parking</u> Visual and environmental impacts of above ground enclosed car parking area minimised	No on-grade car parking is proposed	N/A
<u>4A-1 Solar and Daylight Access</u> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	This objective has been achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance	Yes
4A-1 Solar and Daylight Access 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 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter	The proposed development will create 2 development sites (lots 1 and 2). Therefore both lots should ensure that at least 70% of their apartments receive at least 2 hours of direct sunlight between 9am and 3pm at mid-winter. Additionally, no more than 15% of apartments on each lot should receive no solar access. Lot 1 proposes 79 apartments and therefore 55.3 (54) apartments must receive compliant solar access. 55 apartments will receive compliant solar access. This will include the use of some skylights. 12 apartments (15.2%) in lot 1 will receive no solar access between 9am and 3pm in mid-winter. The additional 0.2% is a minor increase, equates to less than 1 apartment and is supported. Lot 2 proposes 137 apartments and therefore 95.9 (96) apartments must receive compliant solar access. 96 apartments will receive compliant solar access. This will include the use of some skylights. 18 apartments (13.1%) in lot 2 will receive no solar access between 9am and 3pm in mid-winter.	Acceptable alternative solution
<u>4A-2 Solar and Daylight Access</u> Daylight access is maximised where sunlight is limited	The DA has demonstrated that the Apartment Design Guide's (ADG) direct sunlight design criteria will be achieved	N/A
<u>4A-3 Solar and Daylight Access</u> Design incorporates shading and glare control, particularly for warmer months	The proposed terrace and balcony design will provide adequate shade from summer sun. A standard condition limiting the maximum glass reflectivity to 20% is recommended	Yes

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<p><u>4B-1 Natural Ventilation</u></p> <p>All habitable rooms are naturally ventilated</p>	<p>The depths for all proposed habitable rooms are reasonable to support natural ventilation.</p> <p>A condition requiring that unobstructed window openings are equal to at least 5% of the floor area served is recommended</p>	<p>Yes</p>
<p><u>4B-2 Natural Ventilation</u></p> <p>The layout and design of single aspect apartments maximises natural ventilation</p>	<p>The proposed apartment depths are consistent with the ADG's design criteria for Objective 4D-2 Apartment Size and Layout and their open plan design will maximise natural ventilation flow</p>	<p>Yes</p>
<p><u>4B-3 Natural Ventilation</u></p> <p>The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents</p>	<p>This objective has been achieved through partial compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance</p>	<p>Yes</p>
<p>4B-3 Natural Ventilation</p> <p>Design Criteria</p> <p>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 naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation can cannot be fully enclosed</p> <p>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	<p>The proposed development will create 2 development sites (lots 1 and 2). Therefore both lots should ensure that at least 60% of their apartments are naturally cross ventilated.</p> <p>Lot 1 proposes 79 apartments and therefore 47.4 (48) apartments are required to naturally cross ventilate. 48 apartments will naturally cross ventilate in lot 1. This will include the use of some skylights.</p> <p>Lot 2 proposes 137 apartments and therefore 82.2 (83) apartments are required to naturally cross ventilate. Only 80 apartments will naturally cross ventilate. This will include the use of some skylights and ventilation ducts</p> <p>This alternative ventilation is supported as it relates to only 2.2 apartments and only 1.6% of the total apartments on lot 2. If natural ventilation was to alternatively be assessed on a whole of development basis, as opposed to a lot by lot basis, the overall development would achieve 59.99% compliance with the design criteria.</p>	<p>Acceptable alternative solution</p>

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	It is considered that Objective 4B-3 Natural Ventilation will be achieved.	
<u>4C-1 Ceiling Heights</u> Ceiling height achieves sufficient natural ventilation and daylight access	This objective has been achieved through partial compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance	Yes
4C-1 Ceiling Heights Design Criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <u>Habitable rooms</u> 2.7m <u>Non-habitable rooms</u> 2.4m <u>2 storey apartments</u> 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area <u>Attic spaces</u> 1.8m at the edge of room with a 30 degree minimum ceiling slope <u>If located in mixed use areas</u>	All habitable rooms will have a floor to ceiling height of 2.7m except for where service bulkheads are required over kitchens. In these instances the floor to ceiling heights will be 2.4m This alternative ceiling height is supported as it only pertains to parts of the apartments' kitchen areas and it is considered that Objective 4C-1 Ceiling Heights, being to achieve sufficient natural ventilation and daylight access, will still be achieved for the apartments overall. The apartments will still be able to accommodate ceiling fans in appropriate locations	Acceptable alternative solution

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3.3m for ground and first floor to promote future flexibility of use		
<u>4C-2 Ceiling Heights</u> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	The proposed apartment ceiling heights are consistent with the ADG's design criteria for Objective 4C-1 Ceiling Heights and bulkheads will be restricted to non-habitable rooms and parts of the proposed kitchen areas	Yes
<u>4C-3 Ceiling Heights</u> Ceiling heights contribute to the flexibility of building use over the life of the building	As the proposed development is located in a wholly residential area the proposed ceiling heights are consistent throughout the proposed buildings. This is considered reasonable in this circumstance	Yes
<u>4D-1 Apartment Size and Layout</u> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	This objective has been achieved through compliance with the applicable design criteria	Yes
4D-1 Apartment Size and Layout Design Criteria Apartments are required to have the following minimum internal areas: <u>Studio</u> 35m ² <u>1 bedroom</u> 50m ² <u>2 bedroom</u> 70m ² <u>3 bedroom</u>	All of the proposed apartments comply with the minimum areas required by the design criteria. All habitable rooms will have a window in an external wall and a condition is recommended to ensure that those windows have a total minimum glass area of not less than 10% of the floor area of the room	Yes

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<p>90m²</p> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each</p> <p>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</p>		
<p><u>4D-2 Apartment Size and Layout</u></p> <p>Environmental performance of the apartment is maximised</p>	<p>This objective has been achieved through compliance with the applicable design criteria</p>	<p>Yes</p>
<p>4D-2 Apartment Size and Layout</p> <p>Design Criteria</p> <p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	<p>The proposed habitable room ceiling heights are 2.7m. 2.5m x 2.7m = 6.75m maximum permitted habitable room depth.</p> <p>The proposed habitable rooms (excluding open plan combined living, dining and kitchens) have maximum depths less than 6.75m.</p> <p>The proposed open plan combined living, dining and kitchens have maximum depths of 8m from a window</p>	<p>Yes</p>
<p><u>4D-3 Apartment Size and Layout</u></p> <p>Apartment layouts are designed to accommodate a variety of household activities and needs</p>	<p>This objective has been achieved through partial compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance</p>	<p>Yes</p>

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<p>4D-3 Apartment Size and Layout</p> <p>Design Criteria</p> <p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p> <p>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>Living rooms or combined living/dining rooms have a minimum width of:</p> <p><u>1 bedroom apartments</u></p> <p>3.6m</p> <p><u>2 or 3 bedroom apartments</u></p> <p>4m</p> <p>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	<p>One of the bedrooms of apartment F-U306 varies in dimensions down to 1.9m wide at one end. This reduced dimension results from the angled shape of this corner of building F but is offset by the other end of the bedroom having a dimension of up to 4.2m. A wardrobe that exceeds the design guidance's minimum 1.5m length is also proposed.</p> <p>Apartments E-UG11, E-U111 and E-U211 (all 2 bedroom apartments) have combined living/dining room widths of only 3.7m instead of 4m. The shape of these rooms is rectangular which the design guidance notes as an acceptable design solution. The reduced width will still accommodate a variety of household activities and needs.</p> <p>All other apartments comply with the applicable design criteria</p>	<p>Acceptable alternative solution</p>
<p><u>4E-1 Private Open Space and Balconies</u></p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p>	<p>This objective has been achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance</p>	<p>Yes</p>

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<p>4E-1 Private Open Space and Balconies</p> <p>Design Criteria</p> <p>All apartments are required to have primary balconies as follows:</p> <p><u>Studio apartments</u></p> <p>4m²</p> <p><u>1 bedroom apartments</u></p> <p>8m² with a minimum depth of 2m</p> <p><u>2 bedroom apartments</u></p> <p>10m² with a minimum depth of 2m</p> <p><u>3+ bedroom apartments</u></p> <p>12m² with a minimum depth of 2.4m</p> <p>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</p>	<p>Apartment F-U307 has a curved balcony which impacts its depth. The area of its balcony with a depth of at least 2.4m is only 10.9m² instead of 12m². This reduced area is considered acceptable given that the balcony has an overall area of 17m² (5m² greater than the minimum). It is also noted that the amount of communal open space proposed by this development exceeds the minimum design criteria, which the design guidance notes as an acceptable design solution.</p> <p>All other proposed terraces and balconies comply with the applicable design criteria</p>	<p>Acceptable alternative solution</p>
<p><u>4E-2 Private Open Space and Balconies</u></p> <p>Primary private open space and balconies are appropriately located to enhance liveability for residents</p>	<p>The proposed apartments' terraces and balconies will be located adjacent to living areas, therefore extending the apartments' living spaces. Insofar as is reasonably possible, the proposed balconies and terraces will face northerly, easterly or westerly directions</p>	<p>Yes</p>
<p><u>4E-3 Private Open Space and Balconies</u></p> <p>Private open space and balcony design is integrated into and</p>	<p>Conditions requiring the design integration of air-conditioning units, clothes drying areas and water and gas outlets are recommended</p>	<p>Yes</p>

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contributes to the overall architectural form and detail of the building		
<u>4E-4 Private Open Space and Balconies</u> Private open space and balcony design maximizes safety	The design of the proposed balconies and terraces will achieve a good level of safety	Yes
<u>4F-1 Common Circulation and Spaces</u> Common circulation spaces achieve good amenity and properly service the number of apartments	This objective has been achieved through partial compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance	Yes
4F-1 Common Circulation and Spaces 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	Generally no more than 8 apartments on one level will have access off a circulation core. One exception is the ground floor of building E where two lift cores that provide access to different upper floor cores share access to one ground floor lobby. This results in 14 apartments off 1 circulation core. This exception is supported as it results from two upper floor cores combining into one ground floor lobby and the introduction of an additional lobby to achieve compliance is not considered reasonable or necessary. The affects only the ground floor level and the proposed lifts have been orientated in different directions such that people waiting for, entering and exiting the lifts do not coalesce in one place whilst doing so. Separate entries and exits on the north western and south western sides of the building will provide a choice of access options	Acceptable alternative solution
<u>4F-2 Common Circulation and Spaces</u> Common circulation spaces promote safety and provide for social interaction between residents	Incidental seating areas have been provided in proposed common circulation spaces and common resident amenity rooms will be provided on each lot. Conditions requiring lighting, apartment numbers and signage are recommended	Yes
<u>4G-1 Common Circulation and Spaces</u> Adequate, well designed storage is provided in each	This objective has been achieved through compliance with the applicable design criteria	Yes

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apartments		
4G-1 Common Circulation and Spaces Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <u>Studio apartments</u> 4m ³ <u>1 bedroom apartments</u> 6m ³ <u>2 bedroom apartments</u> 8m ³ <u>3+ bedroom apartments</u> 10m ³ At least 50% of the required storage is to be located within the apartment	The applicant has advised that the apartments have been designed to provide the applicable storage requirements. A condition is recommended to ensure compliance with the ADG in this regard	Yes
<u>4G-2 Common Circulation and Spaces</u> Additional storage is conveniently located, accessible and nominated for individual apartments	Secure and accessible resident storage will be located in the proposed basements	Yes
<u>4H-1 Acoustic Privacy</u> Noise transfer is minimized through the siting of buildings and	Noise transfer will be minimised through a mix of building separation and locating service areas in the proposed basements	Yes

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building layout		
<u>4H-2 Acoustic Privacy</u> Noise impacts are mitigated within apartments through layouts and acoustic treatments	The proposed layouts will adequately mitigate any potential noise impacts within apartments	Yes
<u>4J-1 Noise and Pollution</u> In noisy or hostile environments the impacts of external noise and pollution are minimized through the careful siting and layout of buildings	Rickard Road, a future transit boulevard, will be a significant future road traffic noise source. An acoustic report has been submitted with the DA that recommends some wintergarden treatments through acoustic screens. Provision of these treatments is a recommended condition	Yes
<u>4J-2 Noise and Pollution</u> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Rickard Road, a future transit boulevard, will be a significant future road traffic noise source. An acoustic report has been submitted with the DA that recommends some wintergarden treatments through acoustic screens. Provision of these treatments is a recommended condition	Yes
<u>4K-1 Apartment Mix</u> A range of apartment types and sizes is provided to cater for different household types now and into the future	A variety of apartment types are proposed. The proposed mix has been informed by a planning and market analysis which notes a likely demand for 2 bedroom apartments	Yes
<u>4K-2 Apartment Mix</u> The apartment mix is distributed to suitable locations within the building	The proposed apartment mix will be distributed throughout the buildings with the larger 3 bedroom apartments predominantly located at ground and third floor levels	Yes
<u>4L-1 Ground Floor Apartments</u> Street frontage is maximized where ground floor apartments are located	The majority of the proposed ground floor apartments will have direct street access and will have front terraces and gardens to facilitate activity	Yes
<u>4L-2 Ground Floor Apartments</u> Design of ground floor apartments delivers amenity and safety for residents	The proposed ground floor apartments will achieve a reasonable balance between amenity and safety by a mix of level changes, privacy screening and landscaping	Yes
<u>4M-1 Facades</u> Building facades provide visual interest along the street while respecting the character of the local area	The proposed building facades will provide visual interest along the adjoining public streets though the use of additional upper floor building setbacks, curved and projecting balconies and a perforated, folding bronze screen set over masonry. Given this is	Yes

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	currently a rural area there is no existing urban character however the proposed development will help create an acceptable urban character	
<u>4M-2 Facades</u> Building functions are expressed by the facade	Building entries will be clearly defined and corners highlighted through projecting balconies	Yes
<u>4N-1 Roof Design</u> Roof treatments are integrated into the building designed and positive respond to the streets	The proposed roof forms will positively respond to the street by the use of screened mechanical plant areas, an additional third floor setback and upper level breaks that will provide communal open spaces. The latter will break down the overall massing of the roof and buildings	Yes
<u>4N-2 Roof Design</u> Opportunities to use roof space for residential accommodation and open space are maximised	Both lots 1 and 2 will have upper level usable communal open spaces	Yes
<u>4N-3 Roof Design</u> Roof design incorporates sustainability features	Roof overhangs will help shade some of the third floor level apartments. The applicant proposes to thermally insulate the roofs to maximise passive thermal comfort in the third floor level apartments	Yes
<u>4O-1 Landscape Design</u> Landscape design is viable and sustainable	Council staff have assessed the proposed landscaping design and consider it appropriate for the site and area. Conditions requiring additional, larger scale, tree plantings to be added to the design are recommended	Yes
<u>4O-2 Landscape Design</u> Landscape design contributes to the streetscape and amenity	Council staff have assessed the proposed landscaping design and consider it appropriate for the site and area. Conditions requiring additional, larger scale, tree plantings to be added to the design are recommended	Yes
<u>4P-1 Planting on Structures</u> Appropriate soil profiles are provided	The proposed landscape design will provide an appropriate soil profile	Yes
<u>4P-2 Planting on Structures</u> Plant growth is optimized with appropriate selection and maintenance	Council staff have assessed the proposed landscaping and consider it appropriate for the site and area.	Yes

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<u>4P-3 Planting on Structures</u> Planting on structures contributes to the quality and amenity of communal and public open spaces	The proposed landscape design includes appropriate planting on structures in the upper level communal open spaces	Yes
<u>4Q-1 Universal Design</u> Universal design features are included in apartment design to promote flexible housing for all community members	A condition is recommended to ensure that a benchmark of at least 20% of the total apartments incorporate the Livable Housing Guideline's silver level universal design features	Yes
<u>4Q-2 Universal Design</u> A variety of apartments with adaptable designed are provided	A condition is recommended to ensure that at least 10% of the total apartments will be adaptable. Accessible car parking spaces have been proposed in the basement car parks	Yes
<u>4Q-3 Universal Design</u> Apartment layouts are flexible and accommodate a range of lifestyle needs	The proposed development includes a variety of apartment types and sizes	Yes
<u>4R-1 Adaptive Reuse</u> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	The proposed development does not involve any additions to existing buildings	N/A
<u>4R-2 Adaptive Reuse</u> Adapted buildings provide residential amenity while not precluding future adaptive reuse	The proposed development does not involve any adapted buildings	N/A
<u>4S-1 Mixed Use</u> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The proposed development is not a mixed use development	N/A
<u>4S-2 Mixed Use</u> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	The proposed development is a wholly residential development	N/A

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<u>4T-1 Awnings and Signage</u> Awnings are well located and complement and integrate with the building design	The proposed development does not require awnings given the planned residential character for the area	N/A
<u>4T-2 Awnings and Signage</u> Signage responds to the context and desired streetscape character	The proposed development does not include any signage. However a condition requiring that all conditioned identification and way finding signage be integrated into the design of the overall development is recommended	Yes
<u>4U-1 Energy Efficiency</u> Development incorporates passive environmental design	Adequate natural light will be provided to habitable rooms. A condition requiring the incorporation of screened outdoor clothes drying areas for each apartment is recommended	Yes
<u>4U-2 Energy Efficiency</u> Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer	Conditions that require the use of polished concrete, tiles or timber floors and insulated roofs, walls and floors and window and door seals are recommended	Yes
<u>4U-3 Energy Efficiency</u> Adequate natural ventilation minimises the need for mechanical ventilation	The proposed development is generally compliant with the ADG's design criteria for 4B-3 Natural Ventilation	Yes
<u>4V-1 Water Management and Conservation</u> Potable water use is minimised	Conditions that require the use of water efficient fittings, appliances, individual water metering for each apartment and rainwater reuse are recommended	Yes
<u>4V-2 Water Management and Conservation</u> Urban stormwater is treated on site before being discharged to receiving waters	The proposed development includes a stormwater treatment system to ensure that stormwater is appropriately treated prior to discharge	Yes
<u>4V-3 Water Management and Conservation</u> Flood management systems are integrated into the site design	A stormwater detention tank is proposed above ground for each lot. However the tanks will be along the northern sides of each lot, will be softened by landscaping and not readily visible from public view	Yes
<u>4W-1 Waste Management</u> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Adequate waste storage facilities will be provided in the proposed basements. A suitable operational waste management plan has been submitted in support of the DA	Yes

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<u>4W-2 Waste Management</u> Domestic waste is minimised by providing safe and convenient source separation and recycling	Bins rooms with chutes will be provided for each floor in each building. A condition requiring that each apartment is provided with a waste and recycling cupboard or other temporary storage area with enough space to hold 2 days' worth of waste and recycling is recommended	Yes
<u>4X-1 Building Maintenance</u> Building design detail provides protection from weathering	Robust materials have been proposed. A condition requiring drip lines to be detailed on horizontal edges to avoid staining is recommended	Yes
<u>4X-2 Building Maintenance</u> Systems and access enable ease of maintenance	Accessible rooftop and basement service areas have been proposed	Yes
<u>4X-3 Building Maintenance</u> Material selection reduces ongoing maintenance costs	Robust materials that will weather well have been proposed. Conditions requiring sensors to control artificial lighting in common spaces, graffiti removal and robust and durable materials in common circulation areas and lift interiors are recommended	Yes