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Objective	Comment	Achieved
3A-1 Site Analysis Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	The proposed excessive bulk and scale of the built forms show a lack of consideration of the future context, streetscape and desired future character of this locality. The site is located on the edge of the Leppington Major Centre adjoining the Leppington Priority Precinct and adjoining residential area to the south with a lower height control. The proposal should provide a transition to a lower built form in terms of bulk and scale. The applicant should demonstrate an understanding of this and provide a study of the potential future envelopes around the subject site including the lots across Ingleburn Road to the south. The study should also provide sections across Ingleburn Road, demonstrating the proposed built forms and potential building envelopes to the southern side of Ingleburn Road as well as the adjoining 20m Residential Collector Road.	No
3B-1 Orientation Building types and layouts respond to the streetscape and site whilst optimising solar access within the development	As per the objectives, *" Building types and layouts should respond to the streetscape and site while optimising solar access within the development ",* the proposal fails to meet this objective as it has a significant self-overshadowing issue. The ground floor residential lobbies of the proposed buildings do not address proposed Road No. 3 and proposed Road No.4. In addition, the western buildings (Buildings B and C) residential lobbies are all orientated to the communal open space area.	No
3B-2 Orientation Overshadowing of neighbouring properties is minimised during mid-winter	The streets and the adjacent lots are overshadowed by the proposed development based on the shadow diagrams provided, which do not meet the objective of "overshadowing of neighbouring properties is minimised during mid-winter.	No

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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 minimum of 2 hours between 9am and 3pm on 21 June (mid-winter)	Site Area – 6430m^2 Minimum requirement – 1607.5m^2 Proposed area – Ground – 1086.46m^2 Rooftop courtyard (Level 4) – 121.76m^2 Total – 1208.22m^2 / 18.7% The principal usable part of the communal open space is not identified upon the development plans. However, based on the shadow diagrams submitted with the application significant self-overshadowing of the communal open space area occurs and the application fails to demonstrate that this requirement is met. It is considered that the narrow open space area between the proposed buildings will not provide an adequate area for landscaping and congregating.	No No
3E-1 Deep Soil Zones **Design Criteria** Deep soil zones are to meet the following minimum requirements: <u>Site area <650m²</u> 7% of site area <u>Site area 650m²-1,500m²</u> Minimum dimensions of 3m and 7% of site area **<u>Site area >1,500m²</u>**	Site Area – 640m^2 Minimum requirement – 450.1m^2 Minimum dimensions – 6m Proposed area – 715.29m^2 / 11.1% Minimum dimensions – 6m Deep soil zone areas are located around the perimeter of the buildings, however only the southern frontage adjacent to proposed Road No. 3 satisfies the minimum 6m dimension. In addition, the northern end of the communal open space area provides a width of 7.8 metres, enabling this area to be calculated as a deep soil zone. Northern perimeter depth – 6.475m (max depth), but majority less than 6m and as shallow as 4.195m Southern perimeter depth – 6m – 6.025m	Yes

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Minimum dimensions of 6m and 7% of site area Site area >1,500m² with significant existing tree cover Minimum dimensions of 6m and 7% of site area	Eastern perimeter depth – 4.5m Western perimeter depth – 4.755m – 4.85m	
3F-1 Visual Privacy **Design Criteria** 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: **Building up to 12m (4 storeys)** **6m between habitable rooms and balconies, 3m between non-habitable rooms** **Building up to 25m (5-8 storeys)** **9m between habitable rooms and balconies, 4.5m between non-habitable rooms** Building over 25m (9+ storeys) 12m between habitable rooms and balconies, 6m between 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 distance between	Building Separation between Building A and B Ground – 12.21m between habitable rooms, however 10.8 is proposed from stairwells. 1st Floor – 12.21m between habitable rooms / balconies, however 10.6m is proposed from stairwells. 2nd Floor – 12.21m between habitable rooms / balconies, however 10.6m is proposed from stairwells. 3rd Floor – 12.21m between habitable rooms / balconies, however 10.6m is proposed from stairwells. 4th Floor – 12.21m between habitable rooms / balconies at the closest point. In addition, 13.2m is proposed from the communal open space area located upon Building B. 5th Floor – 12.21m between habitable rooms / balconies at the closest point. 10.6m is proposed from stairwells. 6th Floor – 12.21m between habitable rooms / balconies at the closest point. 10.6m is proposed from stairwells. Building Separation between Building C and D Ground – 12.21m between habitable rooms, however 10.8 is proposed from stairwells. 1st Floor – 12.21m between habitable rooms / balconies, however 10.6m is proposed from stairwells. 2nd Floor – 12.21m between habitable rooms / balconies, however 10.6m is proposed from stairwells. 3rd Floor – 12.21m between habitable rooms / balconies, however 10.6m is proposed from stairwells. 4th Floor – 12.21m between habitable rooms / balconies at the closest point. In addition, 13.2m is proposed from the communal	 Yes No No No No No Yes No No No No

neighbouring properties	open space area located upon Building C. 5th Floor – 12.21m between habitable rooms / balconies at the closest point. 10.6m is proposed from stairwells. 6th Floor – 12.21m between habitable rooms / balconies at the closest point. 10.6m is proposed from stairwells. Building Separation between Building A and D Ground – 6.585m between blank walls. 1st Floor – 6.585m between balconies and blank walls. 2nd Floor – 6.585m between balconies and blank walls. 3rd Floor – 6.585m between balconies and blank walls. 4th Floor – 6.585m between balconies and blank walls. 5th Floor – 6.585m between balconies and blank walls. 6th Floor – 6.585m between balconies and blank walls Building Separation between Building B and C Ground – 6.585m between blank walls. 1st Floor – 6.585m between balconies and blank walls. 2nd Floor – 6.585m between balconies and blank walls. 3rd Floor – 6.585m between balconies and blank walls. 4th Floor – 12.5m between balconies / habitable windows at the closest point. 5th Floor – 12.5m between balconies / habitable windows at the closest point. (lourved screens used to provide privacy between opposing units.) 6th Floor – 12.5m between balconies / habitable windows at the closest point. (lourved screens used to provide privacy between opposing units.) Proposed building separation is generally satisfactory on the lower levels (Ground to 3rd floor) between buildings A and B and between buildings C and D. However, the minimum separation distance at the upper levels (4th floor to 6th floor)	 No No Yes No No No No No No Yes No No No No No No

	fails to meet the minimum separation distance of 18 metres, with the northern and southern ends of the development proposing 12.21m separation distances. A minimum separation distance of 18m shall also apply from the 4th floor communal open space areas. Insufficient building separation distance will create significant visual privacy issue to future residents as well as decreased solar access to lower levels. Proposed building separation between buildings A and B, A and D, B and C and between buildings B and D fails to provide adequate building separation to adjoining habitable areas and balconies to ensure visual privacy is achieved from opposing units. Building Separation between buildings B and C and the adjoining western property Ground – 6.010m 1st Floor – 6.005m – 6.075m 2nd Floor – 6.005m – 6.075m 3rd Floor – 6.005m – 6.075m 4th Floor – 6.005m – 6.075m 5th Floor – 9.04m 6th Floor – 9.04m The proposed building separation to the western adjoining property is generally compliant, with the exception of balconies upon the 4th floor, which are 6.005m – 6.075m from the boundary. Balconies are proposed for the full length of the western façade in lieu of the minimum separation distance of 9m and are considered unsatisfactory in this instance.	 Yes Yes Yes Yes No Yes Yes

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3F-2 Visual Privacy 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	Visual privacy is compromised between balconies upon building A (levels 1 – 6 Southern end), building B (levels 1 – 3 Southern end), building C (levels 1 – 3 Northern end) and building D (Levels 1 – 6 Northern end), where balconies of adjoining units are separated by approximately 6 metres without adequate screening to retain privacy for individual units.	No
3G-1 Pedestrian Access and Entries Building entries and pedestrian access connects to and addresses the public domain 3G-2 Pedestrian Access and Entries Access, entries and pathways are accessible and easy to identify	The residential lift lobbies of the western buildings (Building B and C) face the raised up communal open space area rather than facing the street directly. This is not acceptable as it reduces entry legibility, street activation and address. The proposed buildings, shall be accessible directly from the streets (i.e. proposed Road No. 1, 3 and proposed Road No. 4). The proposed entries from the internal courtyard are not acceptable.	No
3H-1 Vehicle Access Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The vehicular entry/driveway from Road No. 3 is exposed and is located between two buildings. The exposed basement ramp is considered to compromise the visual quality of the public domain and the ramp should be encapsulated into a built form. In addition, the proposed basement access width does not accommodate a 9.98m heavy rigid vehicle to allow for Council waste servicing of the site.	No
3J-1 Bicycle and Car Parking **Design Criteria** For development in the following locations: • on sites that are within 800m of a railway station or light rail	The proposed development does not meet either of these locational criteria	N/A

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 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 The car parking need for a development must be provided off-street		
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	Self-overshadowing is significant from the western buildings (building B and C) to the eastern buildings (A and D Building A), including over the common open space area located between the buildings. The proposed lower levels, including the ground floor subterranean units of buildings A and D along the 20m residential collector road are likely to be overshadowed by the buildings to the west (buildings B and C). In addition, the reduced floor to floor height (2.9m) on each level coupled with significant self-overshadowing will sacrifice solar access to the proposed units. Insufficient details have been submitted with the application i.e. Sun-eye diagrams to demonstrate that the development meets the minimum requirements as claimed within the Statement of Environmental Effects.	No. Insufficient information to confirm compliance.
A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter	Seven (7) units within building D (004, 104, 204, 304, 404, 504 and 604) do not receive direct sunlight 7/185 (7.3%).	No. Insufficient

	However, insufficient shadow diagram information has been provided to confirm whether any lower level single aspect units located on the western side of buildings A and D are constantly overshadowed.	information to confirm compliance.
4B-3 Natural Ventilation **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 naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation can cannot be fully enclosed Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	134 / 185 Units (72.4%) are naturally cross ventilated. Max depth 14m	Yes 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	2.7m habitable rooms ceiling height. As per figure 4C.5, which demonstrates that a 3.1m floor to floor height is required, the proposed development specifies a floor to floor height of 2.9m per each floor.	Yes

2.4m for second floor, where its area does not exceed 50% of the apartment area Attic spaces 1.8m at the 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		
4D-1 Apartment Size and Layout **Design Criteria** Apartments are required to have the following minimum internal areas: Studio 35m² 1 bedroom 50m² 2 bedroom 70m² 3 bedroom 90m²	All of the proposed apartments comply with the minimum areas required by the design criteria.	Yes

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	All habitable rooms have a window in an external wall. The requirements of ensuring that those windows have a total minimum glass area of not less than 10% of the floor area of the room could be satisfied with a condition.	Yes
4D-2 Apartment Size and Layout **Design Criteria**		
Habitable room depths are limited to a maximum of 2.5 x the ceiling height	The proposed habitable room ceiling heights are 2.7m**.** 2.5m x 2.7m = 6.75m maximum permitted habitable room depth. Proposed habitable rooms (excluding open plan combined living, dining and kitchens) have maximum depths less than 6.75m.	Yes
In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Proposed open plan combined living, dining and kitchens have maximum depths up to 8.4m from a window to the following units; Building A – 002, 006, 102, 106, 202, 206, 302, 306, 402, 406, 502, 506, 602 and 606. Building B – 002, 102, 202, 302. Building C – 006, 106, 206, 306, 403, 503 and 603. Building D – 005, 007, 105, 107, 205, 207, 305, 307, 405, 407,	No

	505, 507, 605 and 607.	
4D-3 Apartment Size and Layout **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: 1 bedroom apartments 3.6m 2 or 3 bedroom apartments 4m The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All bedrooms achieve a minimum area of $9m^2$ (excluding wardrobe space). All living rooms of 1 bedroom apartments achieve the minimum width of 3.6m. All living rooms of 2 and 3 bedroom apartments achieve the minimum width of 4m. All cross through apartments achieve the minimum width of 4m.	Yes Yes Yes Yes

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4E-1 Private Open Space and Balconies **Design Criteria** All apartments are required to have primary balconies as follows: Studio apartments 4m² 1 bedroom apartments 8m² with a minimum depth of 2m 2 bedroom apartments 10m² with a minimum depth of 2m 3+ bedroom apartments 12m² with a minimum depth of 2.4m 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	All ground floor apartments and proposed balconies comply with the minimum area and dimension design criteria.	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	No more than 5 apartments on one level will have access off a circulation core.	Yes
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> 4m³ <u>1 bedroom apartments</u> 6m³ <u>2 bedroom apartments</u> 8m³ <u>3+ bedroom apartments</u> 10m³ At least 50% of the required storage is to be located within the apartment	The proposed unit types have identified storage rooms and volumes; however, the unit layouts of the floor plans contain no dimensions of the proposed storage rooms. In addition, it is noted within the SOEE that not all units are provided with the minimum requirement of providing at least 50% of the required storage within the apartment. No adequate justification has been provided to support this. External storage areas appear to exist within the basement, but are also not dimensioned or specified on the plans clearly of their purpose.	No

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4L-1 Ground Floor Apartments Street frontage is maximized where ground floor apartments are located	None of the ground floor apartments have direct street access contrary to the requirements of the ADG.	No
4M-1 Facades Building facades provide visual interest along the street while respecting the character of the local area	The proposed buildings lack articulation on all of the facades. In addition, the proposed development does not adopt quality materials to vary the finishes to create architectural interest, which is heavily reliant on the use of painted render. The development fails to provide a secondary setback into the design to provide breaks between the street wall height and the upper levels. Vertical elements and proper insets are also required to create breaks on the proposed facades every 20m to create visual interest to the facades of the development.	No
4N-1 Roof Design Roof treatments are integrated into the building designed and positive respond to the streets	The development applies minimal variation to the height and form of the roof to break up the building massing. All of the proposed built forms have a flat roof.	No
4W-1 Waste Management Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Waste and recycling storage areas are proposed within two designated areas upon basement level 1. The submitted traffic and parking assessment report advises that collection will be undertaken by Council's 6.4m small rigid truck or by a private contractor within the Waste Management Plan. In respect to the size of the vehicle, Council's waste vehicles are 9.98m heavy rigid vehicles. The development as proposed has not been designed to accommodate this larger vehicle (HRV) to provide a waste service for this development. In this regard, amended design details to accommodate a HRV such as; ramp width, access	No

	driveway width, ramp grades, maximum grade change, loading bay area, manoeuvring area, vertical height clearance and swept paths were requested, however these details have not been provided. In addition, other waste management details were requested including; finished floor level of the waste storage areas and adjoining loading bay, waste and recycling bins and sizes of bins to be accurately reflected upon the architectural plans. Consideration of whether waste chutes would be provided within the development was also requested, however no further details in respect to waste management was submitted with the application.	
4X-3 Building Maintenance Material selection reduces ongoing maintenance costs	The proposed development does not adopt quality materials to vary the finishes to create architectural interest and reduce ongoing maintenance costs, which is heavily reliant on the use of painted render.	No