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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 within the Leppington Priority Precinct and adjoins the R2 – Low density residential zone 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 to the south. 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 north.	No
3B-1 Orientation Building types and layouts respond to the streetscape and site whilst optimising solar access within the development	The proposed development does not respond to the streetscape, contrary to the objective; *" Building types and layouts should respond to the streetscape and site while optimising solar access within the development ", as* the proposal does not provide direct access from the street to building entry points. Entry to lobbies to buildings A, B, C and D is provided from the central communal open space area. In respect to buildings C and D, located at the rear of the site, no opportunity exists to enter or access the building from future road No.1.	No
3B-2 Orientation Overshadowing of neighbouring properties is minimised during mid-winter	Road No. 1 and the adjacent future residential lots to the south 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. The built form of four storeys immediately opposite the adjoining R2 – Low density residential zone should provide a transition to meet the lower density zone and lower height of this zone.	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 – 5613m^2 Minimum requirement – 1403.25m^2 Proposed area – Total – 1074.851m^2 / 19.1% The principal usable part of the communal open space is not identified upon the development plans, but is considered to be consolidated into a T – shape between buildings A, B, C and D. Whilst this space will achieve 50% direct sunlight for at least two hours (between 9am – 11am and 2pm – 3pm), the surface of the communal open space area is predominately stone and decking materials, thereby limiting the range of recreational activities able to be conducted within this space. Areas adjoining the eastern and western property boundaries alongside buildings A, B, C and D are not considered to be inclusive to communal open space area calculations, as it has not been demonstrated that these areas have direct equitable access.	 No Yes
3E-1 Deep Soil Zones **Design Criteria** Deep soil zones are to meet the following minimum requirements: **<u>Site area >1,500m²</u>** **Minimum dimensions of 6m and 7% of site area**	Site Area – 5613m^2 Minimum requirement – 392.91m^2 Minimum dimensions – 6m Proposed area – 1153.235m^2 / 20.5% Minimum dimensions – 6m Deep soil zone areas are located around the perimeter of all buildings. Northern perimeter depth – 6m Southern perimeter depth – 5.836m – 6m Eastern perimeter depth – 6m Western perimeter depth – 6.298m	 Yes Yes

	An approximate area of 119.859m^2 is co-located within the communal open space, between buildings A and B. Predominantly, all deep soils areas are located around the perimeter of the buildings.	
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: **<u>Building up to 12m (4 storeys)</u>** **6m between habitable rooms and balconies, 3m between non-habitable rooms** **<u>Building up to 25m (5-8 storeys)</u>** **9m between habitable rooms and balconies, 4.5m between non-habitable rooms** <u>Building over 25m (9+ storeys)</u> 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	Building Separation between Building A and B Ground – 12.226m between habitable rooms 1st Floor – 12.23m between habitable rooms / balconies. 2nd Floor – 12.23m between habitable rooms / balconies. 3rd Floor – 12.23m between habitable rooms / balconies. Building Separation between Building A and B to Building C and D Ground – 12m between habitable rooms 1st Floor – 12m – 12.027m between habitable rooms and balconies 2nd Floor – 12m – 12.027m between habitable rooms and balconies 3rd Floor – 12m – 12.027m between habitable rooms and balconies Building Separation between building A and the adjoining western property Ground – 6m 1st Floor – 6m 2nd Floor – 6m 3rd Floor – 6m	 Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes

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when measuring privacy separation distance between neighbouring properties	Building Separation between Building B and the adjoining eastern property Ground – 6m 1st Floor – 6m 2nd Floor – 6m 3rd Floor – 6m Building Separation between Building C and D and the adjoining eastern and western neighbor Ground – East – 6m – West – 6.6m 1st Floor – East – 7.043m – West – 6m 2nd Floor – East – 7.043m – West – 6m 3rd Floor – East – 7.043m – West – 6m	 Yes Yes Yes Yes Yes Yes Yes Yes
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 C (levels 1 – 3) where balconies of adjoining units are separated by approximately 3 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 face and are accessed from the communal open space area rather than facing the street directly. No access to the lift lobby of Building C is possible from Road No. 1. This is not acceptable as it reduces entry legibility, street activation and address. The proposed building's, shall be accessible directly from the streets (i.e. Ingleburn Road and Road No. 1). The proposed entries from the internal courtyard are not acceptable. Clear and legible building entrances should be provided with direct lines of sight available to the street.	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 exposed basement ramp is considered to compromise the visual quality of the public domain and the ramp should be encapsulated into a built form and / or located beneath the building. The basement ramp and adjoining bin holding area are located on a northern aspect, eliminating the ability to utilize this area for communal open space with deep soil and benefitting from good solar access. The development has not considered the visual and acoustic impacts of locating the basement ramp immediately adjacent to unit C02 from Building C, contrary to the minimum distance of 3m as per figure 4H.4 of the ADG.	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 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	The proposed development does not meet either of these locational criteria	N/A

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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	63/97 units – 64.9% will receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter. Six (6) units are reliant on a secondary light source (skylight) to achieve sunlight, which would otherwise result in the development achieving the minimum 70% design criteria.	No
A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter	14 / 97 – 14.4% will receive no direct sunlight between 9am and 3pm at mid-winter.	Yes
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	65 / 97 Units (67%) are naturally cross ventilated, however 16 units have frontage to Ingleburn Road. The submitted acoustic assessment advises that internal noise levels for habitable spaces fronting Ingleburn Road cannot be achieved with windows opened. Therefore, an alternative form of ventilation ie. mechanical ventilated would have to be provided for those spaces. As such, only 49 / 97 (50.5%) of units would be able to be cross ventilated. Options to protect internal habitable rooms as detailed within Part 4J of the ADG have not been proposed ie wintergardens.	No
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Max depth 17.475m	Yes
4C-1 Ceiling Heights **Design Criteria** Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	No dimension of the ceiling height, including the thickness of the floor slabs has been provided within the section plans to confirm internal ceiling heights.	Insufficient information to confirm compliance.

Habitable rooms 2.7m Non-habitable rooms 2.4m 2 storey apartments 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area Attic spaces 1.8m at 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	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 3m per each floor.	
4D-1 Apartment Size and Layout **Design Criteria** Apartments are required to have the following minimum internal areas: Studio	All of the proposed apartments comply with the minimum bedroom areas required by the design criteria.	Yes

35m² 1 bedroom 50m² 2 bedroom 70m² 3 bedroom 90m² 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 In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a	No internal dimensions of room depths have been provided to confirm compliance.	Insufficient information to confirm compliance.

window		
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)	No internal dimensions of bedrooms have been provided to confirm compliance.	Insufficient information to confirm compliance.
Living rooms or combined living/dining rooms have a minimum width of: <u>1 bedroom apartments</u> 3.6m <u>2 or 3 bedroom apartments</u> 4m	No internal dimensions of living rooms have been provided to confirm compliance.	Insufficient information to confirm compliance.
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Cross through apartments contained within Building C and D achieve the minimum width of 4m (4.398m)	Yes

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

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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 7 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. External storage areas appear to exist within the basement, but are also not dimensioned or specified on the plans clearly of their purpose.	Insufficient information to confirm compliance.

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4L-1 Ground Floor Apartments Street frontage is maximized where ground floor apartments are located	All of the ground floor apartments have direct street access, with the exception of units C05 and C06 from Building C and Building D.	Yes
4M-1 Facades Building facades provide visual interest along the street while respecting the character of the local area	The proposed building length over 65m is not acceptable. All continuous buildings of more than 30m to 40m are considered to be excessive and need to be broken up. This will also facilitate in improving the proposed blanket roofs for these long buildings. Especially considering adjoining the R2 – low density residential zone to the immediate south. 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 four designated areas upon basement level 1. For collection, a bin holding bay is proposed at the south east corner of the site.	No

	However, the nominated area does not allow Council's waste vehicle to access this space, as the depth, width and vertical clearance are insufficient for Council's waste vehicles to manoeurvre and perform operations. In addition, proposed landscaping conflicts with vehicle access, with hardstand areas forward of the bin holding bay not specified upon the architectural plans. Based on a waste and recycling generation rate of 120L for waste and recycling, the temporary bin holding bay is insufficient in area to accommodate the required number of bins (18 x 660L garbage bins & 11 x 1100L recycling bins) on collection day. The size of bins located within the bin holding bay has also not been nominated upon the architectural plans.	
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