

Attachment 4: Apartment Design Guide assessment table

Standard/control	Comment
Part 1 – Identifying the context <u>1A Apartment building types</u> The proposal is of “perimeter block” style. <u>1B Local character and context</u> The neighbourhood scale outlines the urban grid and block structure including streets and open spaces, significant topography, heritage and civic and community uses. Proposals for individual or small groups of apartment building sites should address this scale The streetscape scale helps understand the impact of proposed development on streetscape quality and should show heights, setbacks, driveways and existing street trees. All proposals should address this scale The site scale is a detailed analysis of the development's immediate context and should include the site itself, the street it addresses and surrounding properties. All proposals should address this scale <u>1C Precincts and individual sites</u> Individual site Part 2 – Developing the controls <u>2E Building depth</u> <u>2F Building separation</u> Up to four storeys (approximately 12m): • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms Five to eight storeys (approximately 25m): • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms Nine storeys and above (over 25m): • 24m between habitable rooms/balconies • 18m between habitable and non-habitable rooms • 12m between non-habitable rooms <u>2G Street setbacks</u> In mixed use buildings a zero street setback is	The proposal is considered to be of a nature that is acceptable with regard to the neighbourhood Satisfactory Satisfactory Complies Complies Complies A zero street setback at ground floor is

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appropriate	proposed. This is also consistent with Council controls for setbacks in the location.
<u>2H Side and rear setbacks</u>	Side setbacks are considered satisfactory and are consistent with Council controls.
Part 3 – Siting the development	
<u>3A Site analysis</u>	
Site analysis to include	Suitable analysis of the site and surrounds has been provided in regard to the suitability of the site for the proposal.
· Site location plan · Aerial photograph · Local context plan · Site context and survey plan · Streetscape elevations and sections · Analysis	
<u>3B Orientation</u>	
<i>Objective 3B-1</i>	The proposal provides compliant solar access to the units within the development. Generous setbacks are provided to adjoining land and the overshadowing impacts are considered acceptable given the permitted height and FSR for the locality.
Building types and layouts respond to the streetscape and site while optimising solar access within the development	
<i>Objective 3B-2</i>	As noted above, overshadowing impacts are considered acceptable. It is noted that land to the south of the site is either undeveloped or occupied by commercial buildings. The proposal is not considered to compromise future development of that land given the building bulk is oriented north/south rather than east/west.
Overshadowing of neighbouring properties is minimised during mid winter	
<u>3C Public domain interface</u>	
<i>Objective 3C-1</i>	
Transition between private and public domain is achieved without compromising safety and security	The development is considered to provide an acceptable interface with the public domain as follows: · Level transition is provided into the building. · Entries are clear and legible. · There are significant concealment opportunities.

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<i>Objective 3C-2</i> Amenity of the public domain is retained and enhanced	- Car parking is located to the rear and sleeved by commercial space. - Street trees are to be provided - The footpath for the entire frontage will be renewed. - The substation is located away from the primary frontage and does not detract from aesthetic of the building - Mailboxes are located in the lobby
<u>3D Communal and public open space</u>	
<i>Objective 3D-1</i> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	A communal open space is provided on level 3 in excess of 25% of the site area with a northerly orientation to maximise solar access.
<i>Objective 3D-2</i> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The communal open space is generous in size and proportions and provides seating and barbeque areas.
<i>Objective 3D-3</i> Communal open space is designed to maximise safety	Passive surveillance of the communal open space is provided and conditions of consent are recommended in regard to appropriate lighting of the space.
<u>3E Deep soil zones</u>	
<i>Objective 3E-1</i> 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	The proposal has commercial at ground floor level and the site is located in the central business district and as such the proposal does not provide a deep soil zone. Suitable landscaped areas on structure are provided in lieu of deep soil planting.
<u>3F Visual privacy</u>	
<i>Objective 3F-1</i> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Suitable separation distances are provided between the building and adjoining development.
<i>Objective 3F-2</i> 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	Communal open space, common areas and access paths are separated from private open space and windows into apartments.

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<u>3G Pedestrian access and entries</u> <i>Objective 3G-1</i> Building entries and pedestrian access connects to and addresses the public domain <i>Objective 3G-2</i> Access, entries and pathways are accessible and easy to identify <i>Objective 3G-3</i> Large sites provide pedestrian links for access to streets and connection to destinations <u>3H Vehicle access</u> <i>Objective 3H-1</i> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes <u>3J Bicycle and car parking</u> <i>Objective 3J-1</i> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas <i>Objective 3J-2</i> Parking and facilities are provided for other modes of transport <i>Objective 3J-3</i> Car park design and access is safe and secure <i>Objective 3J-4</i> Visual and environmental impacts of underground car parking are minimised	Building entries are clearly identifiable Multiple entries to the ground floor commercial space are provided. Entries are clearly visible from the public domain. Level changes are minimised Ramping is integrated into the design N/A There is only one car park entry which is located to the rear of the building off the laneway and suitably separated from intersections. Waste servicing is proposed to occur on site. It is a condition of consent that there is a change in surface treatment at the crossover into the car park. The minimum car parking requirement applicable for residents and visitors is that set out in the RMS Guide to Traffic Generating Developments. The development complies in this regard. Motorbike parking complies with the RMS guide. Secure undercover bicycle parking is provided. Satisfactory The above ground car parking areas are sleeved by commercial space on the primary frontages. Detail is provided of ventilation of the car parking.

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<i>Objective 3J-5</i> Visual and environmental impacts of on-grade car parking are minimised <i>Objective 3J-6</i> Visual and environmental impacts of above ground enclosed car parking are minimised	N/A Above ground car parking is generally sleeved by the commercial space on the primary frontages.
Part 4 <u>4A Solar and daylight access</u> <i>Objective 4A-1</i> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space <i>Objective 4A-2</i> Daylight access is maximised where sunlight is limited <i>Objective 4A-3</i> Design incorporates shading and glare control, particularly for warmer months <u>4B Natural ventilation</u> <i>Objective 4B-1</i> All habitable rooms are naturally ventilated <i>Objective 4B-2</i> The layout and design of single aspect apartments maximises natural ventilation <i>Objective 4B-3</i> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents <u>4C Ceiling heights</u> <i>Objective 4C-1</i> Ceiling height achieves sufficient natural ventilation and daylight access <i>Objective 4C-2</i> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Living rooms and private open spaces of at least 70% of apartments within the building receive the requisite minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter. View from the sun diagrams have been provided demonstrating compliance in this regard. Glazed areas are maximised for units with only a single aspect. The east and west elevation include floor to ceiling glazing. Vertical louvres and double glazed windows are provided to mitigate excessive heat gain. Satisfactory Single aspect units comply with the maximum depth controls. A minimum of 60% of the apartments are naturally cross ventilated in the first nine storeys of the building. Floor to ceiling heights and depths of units are satisfactory. The floor to ceiling heights are a minimum of 2.7m. Satisfactory

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<i>Objective 4C-3</i> Ceiling heights contribute to the flexibility of building use over the life of the building <u>4D Apartment size and layout</u> <i>Objective 4D-1</i> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity <i>Objective 4D-2</i> Environmental performance of the apartment is maximised <i>Objective 4D-3</i> Apartment layouts are designed to accommodate a variety of household activities and needs <u>4E Private open space and balconies</u> <i>Objective 4E-1</i> Apartments provide appropriately sized private open space and balconies to enhance residential amenity	Level 1 floor to ceiling height is approximately 4.6m. Apartments meet the minimum dimensions. Habitable rooms have windows in external walls of a minimum of 10% of the floor area of the rooms. Windows are visible from all points within habitable rooms. Kitchens are not located in the main circulation space of larger apartments. Habitable room depths are limited to a maximum of 2.5 x the ceiling height (~7m). maximum habitable room depth in open plan layouts is 8m from a window 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: · 3.6m for studio and 1 bedroom apartments · 4m for 2 and 3 bedroom apartments Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas All bedrooms allow a minimum length of 1.5m for robes The main bedrooms are provided with wardrobes a minimum of 1.8m long, 0.6m deep and 2.1m high. The apartment layouts are considered acceptable in terms of flexibility over time. Primary balconies meet the minimum 2m dimension and minimum area requirements.

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<i>Objective 4E-2</i> Primary private open space and balconies are appropriately located to enhance liveability for residents	- Primary open space and balconies are located adjacent to the living rooms, dining rooms or kitchens - Private open spaces and balconies predominantly face north, east or west - Primary open space and balconies are orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms.
<i>Objective 4E-3</i> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Satisfactory
<i>Objective 4E-4</i> Private open space and balcony design maximises safety	Satisfactory
<u>4F Common circulation and spaces</u> <i>Objective 4F-1</i> Common circulation spaces achieve good amenity and properly service the number of apartments	A maximum of 8 apartments has access off a circulation core on each level. The maximum number of apartments sharing a single lift is does not exceed 40. Natural light is provided to hallways.
<i>Objective 4F-2</i> Common circulation spaces promote safety and provide for social interaction between residents	Satisfactory
<u>4G Storage</u> Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: 1 bedroom apartments 6m³ 2 bedroom apartments 8m³ 3+ bedroom apartments 10m³ At least 50% located within the apartment.
<i>Objective 4G-2</i> Additional storage is conveniently located, accessible and nominated for individual apartments	A storage facility containing individual store areas for all units is located on the podium level.

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<u>4H Acoustic privacy</u> <i>Objective 4H-1</i> Noise transfer is minimised through the siting of buildings and building layout <i>Objective 4H-2</i> Noise impacts are mitigated within apartments through layout and acoustic treatments <u>4J Noise and pollution</u> <i>Objective 4J-1</i> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings <i>Objective 4J-2</i> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission <u>4K Apartment mix</u> <i>Objective 4K-1</i> A range of apartment types and sizes is provided to cater for different household types now and into the future <i>Objective 4K-2</i> The apartment mix is distributed to suitable locations within the building <u>4L Ground floor apartments</u>	Adequate separation from adjoining buildings is provided. Noisy areas are located next to or above each other and quieter areas next to or above quieter areas. Noise sources are separated from bedrooms. Internal layout designed to minimise noise transference between units. Construction is to comply with the recommendations in the acoustic report. Satisfactory Construction is to comply with the recommendations in the acoustic report. A suitable mix of unit sizes is provided. Satisfactory N/A

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<u>4M Facades</u> <i>Objective 4M-1</i> Building facades provide visual interest along the street while respecting the character of the local area <i>Objective 4M-2</i> Building functions are expressed by the façade <u>4N Roof design</u> <i>Objective 4N-1</i> Roof treatments are integrated into the building design and positively respond to the street <i>Objective 4N-2</i> Opportunities to use roof space for residential accommodation and open space are maximised <i>Objective 4N-3</i> Roof design incorporates sustainability features <u>4O Landscape design</u> <i>Objective 4O-1</i> Landscape design is viable and sustainable <i>Objective 4O-2</i> Landscape design contributes to the streetscape and amenity	The building façade incorporates a mixture of brickwork, glazing and rendered concrete. The building is split into a base podium section and main tower above. Building services are integrated into the building. The east/west facades of the building are split through the use of solid elements on balustrades and vertical louvres. The north/south facades are split through the provision of indents to the common circulation spaces. Building entries are clearly defined. The building is considered to have a satisfactory presentation to the corners of the site. The apartment layout is expressed externally Satisfactory The roof area incorporates a communal open space. Satisfactory Acceptable landscaped areas have been provided. Council's Landscape Officer has reviewed the proposal in respect of the type and nature of the planting and has provided a satisfactory referral subject to conditions of consent. Street trees are to be provided along the frontage and new footpath which will improve the amenity of the public domain.

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<u>4P Planting on structures</u> <i>Objective 4P-1</i> Appropriate soil profiles are provided <i>Objective 4P-2</i> Plant growth is optimised with appropriate selection and maintenance <i>Objective 4P-3</i> Planting on structures contributes to the quality and amenity of communal and public open spaces <u>4Q Universal design</u> <i>Objective 4Q-1</i> Universal design features are included in apartment design to promote flexible housing for all community members <i>Objective 4Q-2</i> A variety of apartments with adaptable designs are provided <i>Objective 4Q-3</i> Apartment layouts are flexible and accommodate a range of lifestyle needs <u>4R Adaptive reuse</u> <u>4S Mixed use</u> <i>Objective 4S-1</i> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement <i>Objective 4S-2</i> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents <u>4T Awnings and signage</u> <i>Objective 4T-1</i> Awnings are well located and complement and integrate with the building design	The planting on structure is considered to be of a type and scale which provides amenity to residents of the building. Council's Landscape Officer has reviewed the proposal in respect of the type and nature of the planting and has provided conditions of consent. 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features Satisfactory Satisfactory N/A The development provides commercial on the ground floor and an active frontage in accordance with Council requirements. - Residential lobby areas are separated from the commercial ones. - Commercial service areas are separated from residential. - Residential car parking and communal facilities are separated and secured - safe pedestrian routes are provided - The communal open space is provided at podium level. Satisfactory.

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<i>Objective 4T-2</i> Signage responds to the context and desired streetscape character	N/A
<u>4U Energy efficiency</u> <i>Objective 4U-1</i> Development incorporates passive environmental design	Satisfactory natural light is provided to habitable rooms.
<i>Objective 4U-2</i> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	A BASIX Certificate has been provided which outlines mechanisms to achieve the minimum thermal comfort targets. Balconies are recessed providing shade to adjacent living spaces during hotter periods of the day. The layout of units provides satisfactory orientation to achieve solar access in cooler months.
<i>Objective 4U-3</i> Adequate natural ventilation minimises the need for mechanical ventilation	The development meets the minimum natural ventilation requirements.
<u>4V Water management and conservation</u> <i>Objective 4V-1</i> Potable water use is minimised	The development will comply with BASIX requirements with regard to water use. Water tanks are proposed to be used for the landscaped areas.
<i>Objective 4V-2</i> Urban stormwater is treated on site before being discharged to receiving waters	N/A
<i>Objective 4V-3</i> Flood management systems are integrated into site design	N/A
<u>4W Waste management</u> <i>Objective 4W-1</i> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste areas are within the car park area and screened from public view.
<i>Objective 4W-2</i> Domestic waste is minimised by providing safe and convenient source separation and recycling	Satisfactory
<u>4X Building maintenance</u> <i>Objective 4X-1</i> Building design detail provides protection from weathering	Satisfactory

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<i>Objective 4X-2</i> Systems and access enable ease of maintenance	Satisfactory
<i>Objective 4X-3</i> Material selection reduces ongoing maintenance costs	Satisfactory