Apartment Design Guide (ADG) Assessment Table

| Objective | Assessment | Achieved |
|---|---|---|
| **3A-1 Site Analysis**<br><br>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context. | A site analysis has been provided by the applicant. | Yes |
| **3B-1 Orientation**<br><br>Building types and layouts respond to the streetscape and site whilst optimising solar access within the development. | The street is defined by the proposed buildings. Direct access is proposed from all street frontages, including the proposed Pedestrian Through Site Link. | Yes |
| **3B-2 Orientation**<br><br>Overshadowing of neighbouring properties is minimised during mid-winter. | The future TAFE site to the east will receive solar access 9am – 12pm. Lower floors of Health site to the south will receive solar access 12pm – 3pm. | Yes |
| **3C-1 Public Domain Interface**<br><br>Transition between private and public domain is achieved without compromising safety and security. | Terraces proposed with direct entry to the pedestrian through site link.<br><br>Some terrace entries are partially below the level of the through site link, which limits privacy to POS. Planter beds proposed in front of fences with approximately 750mm depth and *syzygium* to protect privacy. Privacy also enhanced by setback from pathway.<br><br>Upper level balconies overlook the public domain.<br><br>Front fences along through site link proposed with visually permeable materials (steel balustrade).<br><br>Length of solid wall on street frontage limited to entry to through site link.<br><br>Sufficient opportunities provided for casual interaction between residents and public domain.<br><br>Pedestrian entries recessed and differentiated with different paving and wall material (painted white rather than face brick).<br><br>Opportunities for people to be concealed are limited by passive surveillance from adjacent building. | Yes |
| **3C-2 Public Domain Interface**<br><br>Amenity of the public domain is retained and enhanced. | Planting proposed to soften impact of terrace housing.<br><br>Mailboxes in lobby on Town Centre Street. Outside lobby on through site link and Bringelly Road promenade. | Yes |

| | | |
|---|---|---|
| | Underground car park intake minimised to small portion of wall on entrance to through site link for Building A (near NW corner), and to portion of Commercial No. 01 in Building B (near its NW corner). Exhaust via roof.<br><br>Substations are required to face the street in accordance with the electrical authority requirements. Proposed position of substations on entrance to pedestrian through site link for Bld A and to entrance to promenade to Bld. B considered acceptable.<br><br>Ramping completely minimised near building entries. Max. 1:20 on pedestrian promenade on northern façade of Building B.<br><br>Ground floor face brick considered to be durable. Conditions of consent are recommended regarding graffiti resistance and removal.<br><br>Development does not adjoin park or bushland.<br><br>Car parking does not protrude above ground level. | |
| **3D-1 Communal and Public Open Space**<br><br>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. | Well designed, easily identified and usable.<br><br>Minimum dimension of 3m<br><br>Portion of COS to the east of both buildings coincides with deep soil locations.<br><br>All units have direct equitable access.<br><br>Some communal open space located on roof, where it is accessed from a common lobby. This COS will provide greater amenity in terms of solar access than that at ground level.<br><br>The site is also minimum 150m to future public open space (Scalabrini Creek). | Yes |
| **3D-1 Communal and Public Open Space - Design Criteria**<br><br>Communal open space has a minimum area equal to 25% of the site area. | Bld. A – 4,904m$^2$ * 0.25 = 1,226m$^2$<br><br>1,514m$^2$ identified (1,346 + 168)<br><br>Bld. B – 4,545m$^2$ * 0.25 = 1,136.25m$^2$ | Yes |

| | | |
|---|---|---|
| Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of two hours between 9am and 3pm on 21 June (mid-winter). | 1,594m$^2$ identified (1,191 + 78 + 80 + 125 + 50 + 70)<br><br>Solar access complies for ground level COS. | |
| **3D-2 Communal and Public Open Space**<br><br>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting. | Facilities provided include lawn areas, seating, an amphitheatre and rooftop barbecues.<br><br>Visual impact of services minimised. | Yes |
| **3D-3 Communal and Public Open Space**<br><br>Communal open space is designed to maximise safety. | COS and public domain are readily visible from habitable rooms and POS areas. Lighting to be addressed by a condition of consent. | Yes |
| **3D-4 Communal and Public Open Space**<br><br>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood. | CPTED improved to pedestrian site link boundaries clearly defined between public open space and COS | Yes |
| **3E-1 Deep Soil Zones**<br><br>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. | Deep soil zones comply, as below. Volumes have been assessed by Council's Urban Tree and Landscape Officer. No existing significant vegetation. | Yes |
| **3E-1 Deep Soil Zones - Design Criteria**<br><br>Deep soil zones are to meet the following minimum requirements:<br><br><u>Site area <650m²</u><br><br>7% of site area.<br><br><u>Site area 650m²-1,500m²</u><br><br>Minimum dimensions of 3m and 7% of site area.<br><br><u>Site area >1,500m²</u><br><br>Minimum dimensions of 6m and 7% of site area.<br><br><u>Site area >1,500m² with significant existing tree cover</u><br><br>Minimum dimensions of 6m and 7% of site area. | Minimum dimensions of 6m and 7% of site area required for sites > 1500m$^2$.<br><br>Building A – 4904m$^2$ * 0.07 = 343.28m$^2$<br>Building B – 4545m$^2$ * 0.07 = 318.15m$^2$<br><br>Building A – 357m$^2$ – compliant<br>Building B – 322m$^2$ – compliant<br><br>While paving is proposed in this area, that ADG states:<br>*Achieving the design criteria may not be possible on some sites including where the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) … Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved, and alternative forms of planting provided such as on structure.* | Yes |
| **3F-1 Visual Privacy**<br><br>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. | Minimum separation distances comply, as below.<br><br>A step in the built form is provided as height increases. | Yes |

| | | |
|---|---|---|
| | The subject site does not adjacent to a different zone that permits lower density residential development.<br><br>Direct lines of sight avoided for windows and balconies across corners. | |
| **3F-1 Visual Privacy - Design Criteria**<br><br>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:<br><br><u>Building up to 12m (4 storeys)</u><br><br>6m between habitable rooms and balconies, 3m between non-habitable rooms.<br><br><u>Building up to 25m (5-8 storeys)</u><br><br>9m between habitable rooms and balconies, 4.5m between non-habitable rooms.<br><br><u>Building over 25m (9+ storeys)</u><br><br>12m between habitable rooms and balconies, 6m between non-habitable rooms.<br><br>Separation distances between buildings on the same site should combine required building separations depending on the type of room.<br><br>Gallery access circulation should be treated as habitable space when measuring privacy separation distance between neighbouring properties. | Eastern boundary required to be 6m for first four storeys and 9m for fifth storey and above.<br><br>Minimum 6.7m provided on eastern boundary for first four floors. Minimum 9m provided on eastern boundary for upper floors.<br><br>Separation between habitable rooms and balconies is satisfactory (i.e. minimum 12m for first four floors and 18m for fifth to seventh floor). | Yes |
| **3F-2 Visual Privacy**<br><br>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 design of private open space has incorporated design elements to maximise privacy, including planter box setbacks, partially solid balustrades to balconies at lower levels, and differing levels of balconies across the development<br><br>A condition of consent is recommended with regard to Bld. B 5.17 sill heights due to the proposed location of communal open space. | Yes |
| **3G-1 Pedestrian Access and Entries**<br><br>Building entries and pedestrian access connects to and addresses the public domain. | Multiple entries provided.<br><br>Building entries clearly identifiable through change of materials. | Yes |

| | | |
|---|---|---|
| **3G-2 Pedestrian Access and Entries**<br><br>Access, entries and pathways are accessible and easy to identify. | Building access areas clearly visible from public domain and communal spaces.<br><br>Electronic access and AV intercom to be provided. | Yes |
| **3G-3 Pedestrian Access and Entries**<br><br>Large sites provide pedestrian links for access to streets and connection to destinations. | Pedestrian through site link facilitates direct connection centre.<br><br>Pedestrian through site link is direct, has clear sight lines and is overlooked by habitable rooms and private open spaces of dwelling. Lighting will be subject to a condition of consent. | Yes |
| **3H-1 Vehicle Access**<br><br>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes. | Large portals at vehicle access points have been required so that Council waste vehicles can access the development.<br><br>Car park entries are behind the building line on secondary street.<br><br>Maximum 9m width required for truck access. Limited to one access point per building.<br><br>Driveway width will be addressed with PRA application.<br><br>Clear sight lines are enabled by building splays.<br><br>Pedestrian and vehicle access are separated and distinguishable | Yes |
| **3J-1 Bicycle and Car Parking**<br><br>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. | Parking complies, as below. No local car share scheme. | Yes |
| **3J-1 Bicycle and Car Parking - Design Criteria**<br><br>For development in the following locations:<br><br>• on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area, or<br><br>• on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre.<br><br>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the | 2.4m x 5.4m is compliant with AS2890-1 for User Class 1A (residential, domestic and employee parking)<br><br>The RMS requirement is provided as follows:<br><br><u>High density residential flat buildings</u><br>Metropolitan sub-regional centres:<br>0.6 spaces per 1 bedroom unit<br>0.9 spaces per 2 bedroom unit<br>1.40 spaces per 3 bedroom unit<br>+1 space per 5 units (visitor parking)<br><br><u>Commercial premises</u><br>1 space per 40m$^2$ GFA | Yes |

| | | |
|---|---|---|
| car parking requirement prescribed by the relevant council, whichever less.<br><br>The car parking need for a development must be provided off-street. | Building A Parking Requirement<br>1br unit: 24 * 0.6 = 14.4 spaces<br>2br unit: 106 * 0.9 = 95.4 spaces<br>3br unit: 18 * 1.4 = 25.2 spaces<br>= 135 total residential spaces req.<br>+ 148 units/5 = 29.6 visitor spaces req.<br><br>144 residential & 30 visitors provided (9 residential spaces are tandem).<br><br>Commercial/retail: 1,632$m^2$ /40<br>= 40.8 commercial spaces required<br><br>46 commercial spaces provided.<br><br>Building B Parking Requirement<br>1br unit: 23 * 0.6 = 13.8 spaces<br>2br unit: 74 * 0.9 = 66.6 spaces<br>3br unit: 14 * 1.4 = 19.6 spaces<br>= 100 total residential spaces req.<br>+ 111 units/5 = 22.2 visitor spaces req.<br><br>100 residential & 23 visitors provided.<br><br>Commercial/retail: 742$m^2$ /40<br>= 18.55 commercial spaces required<br><br>23 commercial spaces provided. | |
| **3J-2 Bicycle and Car Parking**<br><br>Parking and facilities are provided for other modes of transport. | Parking for motorcycles, scooters, and bicycles provided. Secure bicycle parking on bottom level. | Yes |
| **3J-3 Bicycle and Car Parking**<br><br>Car park design and access is safe and secure. | Garbage, plant and switch rooms, storage areas can be accessed without crossing car parking spaces.<br><br>Direct, clearly visible and well-lit access to common circulation area.<br><br>Waiting area provided to lifts. | Yes |
| **3J-4 Bicycle and Car Parking**<br><br>Visual and environmental impacts of underground car parking are minimised. | Double-loaded aisles provided where possible.<br><br>Car parks do not protrude above ground.<br><br>Mechanical ventilation provided. Natural ventilation only through entrance. | Yes |
| **3J-5 Bicycle and Car Parking**<br><br>Visual and environmental impacts of on-grade car parking are minimised. | On grade parking has been avoided. | Yes |
| **3J-6 Bicycle and Car Parking** | Above ground car parking avoided. Parking integrated into basement. | Yes |

| | | |
|---|---|---|
| Visual and environmental impacts of above ground enclosed car parking area minimised. | | |
| **4A-1 Solar and Daylight Access**<br><br>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. | The design maximises north aspect and minimises the number of single aspect south facing apartments.<br><br>Living rooms & bedrooms generally located to north of units and service areas to the south (except where unit only has southerly aspect). | Yes |
| **4A-1 Solar and Daylight Access - Design Criteria**<br><br>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area.<br><br>A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter. | Bld. A: 148 units * 0.7 = 103.6 units require two hours solar access and 106 comply (71.6%)<br><br>Bld. B: 111 units * 0.7 = 77.7 units require two hours solar access and 81 comply (73%)<br><br>Bld. A: 148 * 0.15 = 22.2 units permitted with no direct sunlight between 9am & 3pm.<br>22 proposed without sunlight (14.9%)<br><br>*(i.e. G.01, G.02, G.06, G.07, 1.01, 1.02, 1.09, 1.11, 1.19, 2.06, 2.07, 2.13, 2.25, 3.06, 3.07, 3.13, 4.06, 4.07, 4.13, 5.06, 5.07, 5.13)*<br><br>Bld. B: 111 units * 0.7 = 16.65 units permitted with no direct sunlight between 9am & 3pm.<br>15 proposed without sunlight (13.5%)<br><br>*(i.e. G.04, G.05, G.08, G.09, G10, G.11, 1.05, 2.05, 2.11, 2.12, 3.05, 3.11, 4.05, 4.11, 5.09)* | Yes |
| **4A-2 Solar and Daylight Access**<br><br>Daylight access is maximised where sunlight is limited. | Units that only have a southerly aspect face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light. | Yes |
| **4A-3 Solar and Daylight Access**<br><br>Design incorporates shading and glare control, particularly for warmer months. | Balconies extend far enough to shade summer sun but allow winter sun to penetrate living areas<br>*(Summer sun penetrates approx. 400mm with 2.7m ceiling and 79° altitude at midday. Winter sun penetrates approx. 4300mm with 2.7m ceiling and 33° altitude at midday)*<br><br>Shading devices provided on east and west facing apartments.<br><br>A standard condition is recommended requiring maximum glass reflectivity of 20% | Yes |

| | | |
|---|---|---|
| **4B-1 Natural Ventilation**<br><br>All habitable rooms are naturally ventilated. | Depths of the habitable rooms are reasonable to support natural ventilation.<br><br>Condition requiring unobstructed openings are equal for or at least 5% of the floor area served. | Yes |
| **4B-2 Natural Ventilation**<br><br>The layout and design of single aspect apartments maximises natural ventilation. | All single aspect apartments have maximised ventilation by maximising the implementation of full length windows on corner or Juliet balconies. | Yes |
| **4B-3 Natural Ventilation**<br><br>The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents. | As below. | Yes |
| **4B-3 Natural Ventilation - Design Criteria**<br><br>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 and cannot be fully enclosed.<br><br>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. | Building A – 148 units * 0.6 = 89 units required and 89 units achieve<br><br>Building B – 111 units * 0.6 = 67 units required and 72 units achieve | Yes |
| **4C-1 Ceiling Heights**<br><br>Ceiling height achieves sufficient natural ventilation and daylight access. | The proposed ceiling height is anticipated to be sufficient to achieve natural ventilation and daylight access. | Yes |
| **4C-1 Ceiling Heights - Design Criteria**<br><br>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<br><br><u>Habitable rooms</u><br><br>2.7m.<br><br><u>Non-habitable rooms</u><br><br>2.4m.<br><br><u>Two storey apartments</u><br><br>2.7m for main living area floor.<br><br>2.4m for second floor, where its area does not exceed 50% of the apartment area.<br><br><u>Attic spaces</u> | 2.85m floor to ceiling height provided for residential units.<br><br>Minimum 3.3m provided to ground and first floor as required for mixed use areas. | Yes |

| | | |
|---|---|---|
| 1.8m at the edge of room with a 30 degree minimum ceiling slope.<br><br>If located in mixed use areas<br><br>3.3m for ground and first floor to promote future flexibility of use. | | |
| **4C-2 Ceiling Heights**<br><br>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. | No indication on plans of changes in ceiling heights to define hierarchy of rooms, although it is anticipated that this detail will be addressed in the CC with the provision of services. | Yes |
| **4C-3 Ceiling Heights**<br><br>Ceiling heights contribute to the flexibility of building use over the life of the building. | Ceiling heights of lower level apartments approximately 3.35m to allow flexibility and conversion to non-residential uses. | Yes |
| **4D-1 Apartment Size and Layout**<br><br>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. | Kitchens not located as part of the main circulation space in larger apartments.<br><br>A window is visible from all points of habitable rooms (except walk in robes)<br><br>Applicant has provided realistically scaled furniture layouts. | Yes |
| **4D-1 Apartment Size and Layout - Design Criteria**<br><br>Apartments are required to have the following minimum internal areas:<br><br>Studio<br><br>35m².<br><br>One bedroom<br><br>50m².<br><br>Two bedroom<br><br>70m².<br><br>Three bedroom<br><br>90m².<br><br>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.<br><br>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each. | All units comply with minimum size design criteria, including where additional bathrooms have been provided. | Yes |

| | | |
|---|---|---|
| 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. | | |
| **4D-2 Apartment Size and Layout**<br><br>Environmental performance of the apartment is maximized. | Greater than minimum ceiling heights not provided.<br><br>All living areas and bedrooms located on the external face of the building. | Yes |
| **4D-2 Apartment Size and Layout - Design Criteria**<br><br>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.<br><br>In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. | The ADG states that *"greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths".*<br><br>The ceiling height is 2.85m, meaning the maximum permitted open plan depth is 8.55m.<br><br>No greater depth than 8.5m is proposed. | Yes |
| **4D-3 Apartment Size and Layout**<br><br>Apartment layouts are designed to accommodate a variety of household activities and needs. | Access to bedrooms, bathrooms and laundries is separated from living areas, minimising direct openings between living and service areas.<br><br>All bedrooms allow minimum 1.5m for robes. | Yes |
| **4D-3 Apartment Size and Layout - Design Criteria**<br><br>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space),<br><br>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).<br><br>Living rooms or combined living/dining rooms have a minimum width of:<br><br><u>One bedroom apartments</u><br><br>3.6m.<br><br><u>Two or three bedroom apartments</u><br><br>4m.<br><br>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. | All units are compliant. | Yes |
| **4E-1 Private Open Space and Balconies**<br><br>Apartments provide appropriately sized private open space and balconies to enhance residential amenity. | As below. | Yes |

| | | |
|---|---|---|
| **4E-1 Private Open Space and Balconies - Design Criteria**<br><br>All apartments are required to have primary balconies as follows:<br><br>Studio apartments<br><br>4m².<br><br>One bedroom apartments<br><br>8m² with a minimum depth of 2m.<br><br>Two bedroom apartments<br><br>10m² with a minimum depth of 2m.<br><br>Three+ bedroom apartments<br><br>12m² with a minimum depth of 2.4m.<br><br>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. | The ADG states that *"the minimum balcony depth to be counted as contributing to the balcony area is 1.0m"*<br><br>All units comply. | Yes |
| **4E-2 Private Open Space and Balconies**<br><br>Primary private open space and balconies are appropriately located to enhance liveability for residents. | Primary open space & balconies are appropriately located adjacent to living space<br><br>POS and balconies predominantly face north, east and west. There are three apartments on each floor facing south only.<br><br>Longer side faces outward to optimise daylight access to rooms | Yes |
| **4E-3 Private Open Space and Balconies**<br><br>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. | Solid, partially solid and transparent balustrades selected<br><br>Projecting balconies integrated into the building design<br><br>A condition of consent is recommended regarding the integrated air con, clothes drying and water/gas outlets | Yes |
| **4E-4 Private Open Space and Balconies**<br><br>Private open space and balcony design maximizes safety. | Design and detailing of balconies avoids opportunities for climbing and falls | Yes |
| **4F-1 Common Circulation and Spaces** | Natural ventilation provided to all common circulation spaces. | Yes |

| | | |
|---|---|---|
| Common circulation spaces achieve good amenity and properly service the number of apartments. | | |
| **4F-1 Common Circulation and Spaces - Design Criteria**<br><br>The maximum number of apartments off a circulation core on a single level is eight.<br><br>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. | No more than eight apartments off a circulation core on a single level. | Yes |
| **4F-2 Common Circulation and Spaces**<br><br>Common circulation spaces promote safety and provide for social interaction between residents. | Condition lighting, apartment numbers and signage | Yes |
| **4G-1 Common Circulation and Spaces**<br><br>Adequate, well designed storage is provided in each apartments. | Storage is provided in each apartment in compliance with the below. | Yes |
| **4G-1 Common Circulation and Spaces - Design Criteria**<br><br>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:<br><br><u>Studio apartments</u><br><br>4m³.<br><br><u>One bedroom apartments</u><br><br>6m³.<br><br><u>Two bedroom apartments</u><br><br>8m³.<br><br><u>Three+ bedroom apartments</u><br><br>10m³.<br><br>At least 50% of the required storage is to be located within the apartment. | Storage areas of a sufficient size have been shown both in units and in basements. | Yes |
| **4G-2 Common Circulation and Spaces**<br><br>Additional storage is conveniently located, accessible and nominated for individual apartments. | Secure and accessible resident storage will be located in the proposed basements. | Yes |
| **4H-1 Acoustic Privacy**<br><br>Noise transfer is minimized through the siting of buildings and building layout. | Noise transfer will be minimised by locating services in basement as well as building separation. | Yes |
| **4H-2 Acoustic Privacy** | Layout will mitigate noise impacts | Yes |

| | | |
|---|---|---|
| Noise impacts are mitigated within apartments through layouts and acoustic treatments. | | |
| **4J-1 Noise and Pollution**<br><br>In noisy or hostile environments the impacts of external noise and pollution are minimized through the careful siting and layout of buildings. | The northern wing of Building B shields the majority of the proposal from the noise created by Bringelly Road. | Yes |
| **4J-2 Noise and Pollution**<br><br>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. | An acoustic report has been provided in support of the application recommending glazing requirements for windows and doors. Winter gardens are required for balconies facing Bringelly Road. | Yes |
| **4K-1 Apartment Mix**<br><br>A range of apartment types and sizes is provided to cater for different household types now and into the future. | Building A<br>1br unit: 24 (16.2%)<br>2br unit: 106 (71.6%)<br>3br unit: 18 (12.2%)<br>Total: 148 units<br><br>Building B Parking Requirement<br>1br unit: 23 (20.7%)<br>2br unit: 74 (66.7%)<br>3br unit: 14 (12.6%)<br>Total: 111 units<br><br>A market analysis has been provided by the applicant, prepared by LJ Hooker Leppington, stating that the majority of enquiries are for 1-2 bedroom apartments. | Yes |
| **4K-2 Apartment Mix**<br><br>The apartment mix is distributed to suitable locations within the building. | The apartment mix is distributed throughout the buildings. | Yes |
| **4L-1 Ground Floor Apartments**<br><br>Street frontage is maximized where ground floor apartments are located. | Apartments on ground floor address the Pedestrian Through Site Link and Bringelly Road. | Yes |
| **4L-2 Ground Floor Apartments**<br><br>Design of ground floor apartments delivers amenity and safety for residents. | Screening and landscaping is provided to ground floor apartments | Yes |
| **4M-1 Facades**<br><br>Building facades provide visual interest along the street while respecting the character of the local area. | The proposed building facades provide protruding and recessing elements, vertical and horizontal themes, and a mix of materials and finishes. | Yes |
| **4M-2 Facades**<br><br>Building functions are expressed by the façade. | The use of glazing and masonry clearly distinguishes commercial uses from residential uses. | Yes |
| **4N-1 Roof Design** | The proposed roof design is well integrated into the building design. | Yes |

| | | |
|---|---|---|
| Roof treatments are integrated into the building designed and positive respond to the streets. | | |
| **4N-2 Roof Design**<br><br>Opportunities to use roof space for residential accommodation and open space are maximized. | A portion of the communal open space has been located on the rooftop of each building | Yes |
| **4N-3 Roof Design**<br><br>Roof design incorporates sustainability features. | Clerestory windows on the top level lift the roof level to allow additional solar access. Skylights and ventilation systems have been integrated into the roof design. | Yes |
| **4O-1 Landscape Design**<br><br>Landscape design is viable and sustainable. | The proposal has made use of diverse and appropriate planting to the satisfaction of Council's Urban Tree & Landscape Officer. | Yes |
| **4O-2 Landscape Design**<br><br>Landscape design contributes to the streetscape and amenity. | The subject site is located in a town centre environment. Regardless the COS will contribute to the streetscape. The ground floor planters will contribute to the Pedestrian Through Site Link. | Yes |
| **4P-1 Planting on Structures**<br><br>Appropriate soil profiles are provided. | Assessed to the satisfaction of Council's Urban Tree & Landscape Officer. | Yes |
| **4P-2 Planting on Structures**<br><br>Plant growth is optimized with appropriate selection and maintenance. | to the satisfaction of Council's Urban Tree & Landscape Officer. | |
| **4P-3 Planting on Structures**<br><br>Planting on structures contributes to the quality and amenity of communal and public open spaces. | Planter boxes and climber pergolas have been proposed. | Yes |
| **4Q-1 Universal Design**<br><br>Universal design features are included in apartment design to promote flexible housing for all community members. | An Access Report has been provided with the application, which addresses this requirement and advises that both buildings comply. | Yes |
| **4Q-2 Universal Design**<br><br>A variety of apartments with adaptable designed are provided. | In total, 27 apartments will be adaptable. | Yes |
| **4Q-3 Universal Design**<br><br>Apartment layouts are flexible and accommodate a range of lifestyle needs. | Apartment layouts are flexible | Yes |
| **4R-1 Adaptive Reuse**<br><br>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place. | N/A | N/A |
| **4R-2 Adaptive Reuse** | N/A | N/A |

| | | |
|---|---|---|
| Adapted buildings provide residential amenity while not precluding future adaptive reuse. | | |
| **4S-1 Mixed Use**<br><br>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. | The proposal is consistent with the ILP and the SEPP. | Yes |
| **4S-2 Mixed Use**<br><br>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents. | Residential entries are separated from commercial entries and are directly accessible from the street. Residential car parking and communal facilities are Secured. Security is provided at vehicular and pedestrian entries. | Yes |
| **4T-1 Awnings and Signage**<br><br>Awnings are well located and complement and integrate with the building design. | Awnings are provided to all street frontages and wrapped around the secondary frontages | Yes |
| **4T-2 Awnings and Signage**<br><br>Signage responds to the context and desired streetscape character. | No signage proposed. Signage will be subject to future applications or the Codes SEPP. | Yes |
| **4U-1 Energy Efficiency**<br><br>Development incorporates passive environmental design. | Adequate natural light and ventilation is provided to habitable rooms as per this assessment table. | Yes |
| **4U-2 Energy Efficiency**<br><br>Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer. | The use of passive solar design is quite limited but not unsatisfactory. | Yes |
| **4U-3 Energy Efficiency**<br><br>Adequate natural ventilation minimises the need for mechanical ventilation. | The proposal complies with the natural ventilation ADG guidelines but mechanical ventilation may be required due to the acoustic impacts of Bringelly Road. | Yes |
| **4V-1 Water Management and Conservation**<br><br>Potable water use is minimised. | The design guidance is addressed by BASIX. | Yes |
| **4V-2 Water Management and Conservation**<br><br>Urban stormwater is treated on site before being discharged to receiving waters. | The treatment of stormwater is provided, as required by the DCP. | Yes |
| **4V-3 Water Management and Conservation**<br><br>Flood management systems are integrated into the site design. | OSD is provided, as per the civil plans, to the satisfaction of Council's engineers. | Yes |
| **4W-1 Waste Management**<br><br>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. | Waste storage and collection will occur in Basement 1 of each building. No impact is anticipated on the streetscape beyond the oversized portals to the basements. | Yes |

| | | |
|---|---|---|
| **4W-2 Waste Management**<br><br>Domestic waste is minimised by providing safe and convenient source separation and recycling. | Separate bins will be provided in the bin room. | Yes |
| **4X-1 Building Maintenance**<br><br>Building design detail provides protection from weathering. | The proposal includes roof overhangs and balconies to protect walls. | Yes |
| **4X-2 Building Maintenance**<br><br>Systems and access enable ease of maintenance. | Subject of CC detail. | Yes |
| **4X-3 Building Maintenance**<br><br>Material selection reduces ongoing maintenance costs. | The proposal implements natural materials that weather well and improve with time such as face brickwork. | Yes |