Objective	Comment	Achieved
<u>3A-A Site Analysis</u>	The proposed excessive bulk and scale of the built forms show a lack of consideration of the future context, streetscape and	No
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their	desired future character of this locality.	
relationship to the surrounding context	The proposed site analysis fails to consider adjoining buildings and structures in its analysis of existing features of the site and adjoining sites.	
<u>3B-1 Orientation</u> Building types and layouts respond to the streetscape and site whilst optimising solar access within the development	The site(s) have a northern orientation, however buildings have been designed in an east / west pattern which generates significant overshadowing over adjoining southern communal open space areas located at ground level. Buildings should be sited to the east and / or west to minimise overshadowing of communal open space areas and or varying storey heights of each building should be made to reduce the extent of overshadowing to communal open space areas located on the ground floor.	No
	The western entry points into each building are significantly recessed and narrow, generating tunnels of concealment, which are unsatisfactory and unsafe.	
<u>3B-2 Orientation</u>		
Overshadowing of neighbouring properties is minimised during mid-winter	The development site has a northern orientation with buildings orientated in an east-west arrangement. As such, overshadowing upon neighbouring properties is minimized.	Yes
3D-1 Communal and Public Open Space	Site Area – 9537.2m ²	
Design Criteria	Minimum requirement – 2384.3m ²	
Communal open space has a minimum area equal to 25% of the site area	Proposed area – Ground – 2584.305m ²	Yes

	Rooftop courtyard A $- 899.561 m^2$ B $- 872.73 m^2$	
	C – 908.725m ²	
	$D - 1037.763m^2$	
	Total Roof – $3718.419m^2$	
	$10tal - 6302.724m^2 / 9537.2m^2 = 66\%$	
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)	The proposed building(s) significantly overshadow each of the ground floor communal open space areas, whereby no area is capable of receiving more than 50% direct sunlight to the principal usable part of the communal open space areas. Failure to create areas capable of receiving direct sunlight is considered a poor amenity outcome for future residents and will result in the development providing significant areas of undesirable space, which are already compromised by a padmount substation, waste collection area and an open basement ramp.	No
3E-1 Deep Soil Zones	Site Area – 9537.2m ²	
Design Orithmia	Minimum requirement – 667.604m ²	
Design Criteria	Minimum dimensions – 6m	
Deep soil zones are to meet the following minimum	Proposed area – 488.521 m ² / 5%	No
requirements:	Minimum dimensions – 6m	
Site area <650m ²	Deep soil zone areas are located around the perimeter of the	
70/ of other area	buildings, however only pockets along the western and southern	
7% OF SILE AFEA	deep soil are provided over communal open space areas of	
Site area 650m ² -1,500m ²	however only two of these areas achieve dimensions of 6m.	
	Areas of deep soil are compromised due to patio areas of ground	
Minimum dimensions of 3m and 7% of site area	floor units.	
Site area $1 = 100m^2$	Northern perimeter depth 4m	
	Southern perimeter depth – $4m$	
Minimum dimensions of 6m and 7% of site area	Eastern perimeter depth – 0m	

	Western perimeter depth – 6m	
Site area >1,500m ² with significant existing tree cover		
	Areas of deep soil zones located centrally within the site	
Minimum dimensions of 6m and 7% of site area	detached from perimeter deep soil zone areas shall be	
	connected to perimeter deep soil areas to improve ground water	
	infiltration and the ability of plants and trees to thrive in	
	contained areas	
3F-1 Visual Privacy		
Design Criteria	Building separation distances upon levels ground to level 3	Yes
	exceed the minimum requirement of 12m achieving 18m	100
Separation distance between windows and balconies is provided	separation distances between balconies to balconies and	
to opeuro visual privacy is achieved. Minimum requires	between balconies and living area windows	
consistent distance from buildings to the side and roor	between balcomes and iming area windows.	
separation distance from buildings to the side and real	Linner levels four and five achieve 10m concretion distances	
boundaries are as follows.	opper levels four and five achieve for separation distances	
Duilding up to 40m (4 stanges)	between balconies to balconies and between balconies and living	
Building up to 12m (4 storeys)	area windows.	
Cre between behiteble reams and belooning. On between		
om between nabitable rooms and balconies, 3m between		
non-nabitable rooms		
Duilding up to 25m (5.0 storeus)		
Building up to 25m (5-8 storeys)		
On between behiteble reems and beleavies. (Fm between		
sin between nabitable rooms and balconies, 4.5m between		
non-nabitable rooms		
Building over 25m (9+ storeys)		
12m between nabitable 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 neighbouring properties		
<u>3F-2 Visual Privacy</u>		
Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	A pedestrian pathway is provided along the western side of the temporary access lane immediately adjacent to the eastern façade of Buildings A, B, C and D, providing an absence of visual privacy to bedrooms and living room windows of the ground ffloor apartments fronting the lane/pedestrian path.	No
3G-1 Pedestrian Access and Entries		
Building entries and pedestrian access connects to and addresses the public domain	The western entry points into each building are significantly recessed and narrow, generating tunnels of concealment, which are unsatisfactory and unsafe.	No
3G-2 Pedestrian Access and Entries	Podestrian / accupant site through links should be improved by	
Access, entries and pathways are accessible and easy to identify	extending lobbies through each building (north / south) to connect to adjoining communal open space areas.	
<u>3H-1 Vehicle Access</u>		
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The exposed basement ramp should be encapsulated into the built form and be provided underneath a building to reduce the visual impact of the open ramp from the street and above units. It is unclear whether noise impacts from the basement ramp have been assessed within the submitted acoustic report.	No
3J-1 Bicycle and Car Parking		
Design Criteria For development in the following locations:	The proposed development does not meet either of these locational criteria	N/A
 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		
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	The submitted solar diagrams including sun-eye diagrams to not specify sun angles to enable accurate assessment of daylight access requirements.	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	43 / 254 – 16.9% will receive no direct sunlight between 9am and 3pm at mid-winter.	No
4B-3 Natural Ventilation		
Design Criteria	120 / 254 Units (47%) are naturally cross ventilated.	No
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	22 units from Building A fronting Bringelly Road are unable to be cross ventilated due to acoustic issues requiring all windows and doors to be closed to achieve amenity criteria as per State Environmental Planning Policy (Infrastructure) 2007.	

Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	No dimensions are provided upon the floor plans to determine the depth of cross through units.	Insufficient information to confirm compliance.
4C-1 Ceiling Heights		
Design Criteria		
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	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.	No
Habitable rooms 2.7m	The thickness of slabs has not been specified and no service	
Non-habitable rooms 2.4m	height would be 2.7m.	
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		
4D-1 Apartment Size and Layout		
Design Criteria	All of the proposed apartments comply with the minimum areas required by the design criteria.	Yes

Apartments are required to have the following minimum internal		
areas.		
Studio		
35m ²		
1 bedroom		
50m ²		
2 bedroom		
70m ²		
<u>3 bedroom</u>		
90m ²		
Every habitable room must have a window in an external wall	All habitable rooms have a window in an external wall. The	Yes
with a total minimum glass area of not less than 10% of the floor	requirements of ensuring that those windows have a total	
area of the room. Daylight and air may not be borrowed from	minimum glass area of not less than 10% of the floor area of the	
other rooms	room could be satisfied with a condition.	
4D-2 Apartment Size and Layout	The proposed habitable room ceiling heights are 2.7m. 2.5m x	Yes
	2.7m = 6.75m maximum permitted habitable room depth.	
Design Criteria		
Habitable room depths are limited to a maximum of 2.5 x the	Proposed habitable rooms (excluding open plan combined living,	
ceiling height	dining and kitchens) have maximum depths less than 6.75m.	
In open plan layout (where the living, dining and kitchen are	Proposed open plan combined living, dining and kitchens do not	Yes
combined) the maximum habitable room depth is 8m from a	exceed depths of 8m.	
window		

Apartment Design Guide Assessment Table

4D-3 Apartment Size and Layout		
Design Criteria		
Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	All bedrooms achieve a minimum area of 9m ² (excluding wardrobe space).	Yes
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		
Living rooms or combined living/dining rooms have a minimum width of:	All living rooms of 1 bedroom apartments achieve the minimum width of 3.6m.	Yes
<u>1 bedroom apartments</u> 3.6m	All living rooms of 2 and 3 bedroom apartments achieve the minimum width of 4m.	Yes
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 cross through apartments achieve the minimum width of 4m	Yes

Apartment Design Guide Assessment Table

4E-1 Private Open Space and Balconies		
Design Criteria		
All apartments are required to have primary balconies as follows:	All ground floor apartments and proposed balconies comply with	Yes
Studio apartments 4m ²		
<u>1 bedroom apartments</u> 8m ² with a minimum depth of 2m		
2 bedroom apartments 10m ² with a minimum depth of 2m		
<u>3+ bedroom apartments</u> 12m ² 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 15m ² and a minimum depth of 3m		
4F-1 Common Circulation and Spaces		
Design Criteria		
The maximum number of apartments off a circulation core on a single level is eight	No more than 6 apartments on one level will have access off a circulation core.	Yes
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		

Apartment Design Guide Assessment Table

The proposed unit types have identified storage rooms and volumes in compliance with ADG requirements.	Yes
Ground floor units along the western property boundary shall be redesigned to enable future direct street access rather than be internalized to adjoining communal open space areas.	No
The eastern and western facades are largely setback 6 metres, with predominately balcony protrusions providing elements of articulation to the façades of each building. Greater horizontal and vertical elements are to be expressed to the façade. Each façade is repetitive in colours and finishes and setback. The height of the street wall is not at an appropriate human scale.	No
	The proposed unit types have identified storage rooms and volumes in compliance with ADG requirements.

<u>4N-1 Roof Design</u> 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. Opportunity exists to create interesting roof lines, rather than flat roofs, which can assist in modulating the height of the development and adding visual interest. Variance in storey height(s) can also assist in creating attractive roof skylines.	No
 <u>4P-1 Planting on Structures</u> Soil volume is appropriate for plant growth. Minimum soil standards for plant sizes should be provided in accordance with Table 5 	The architectural and landscape sections do not specify dimensions as per Table 5 to demonstrate that suitable soil depth can be achieved on roof top areas to allow for landscaping.	No
<u>4W-1 Waste Management</u> 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 basement levels 1 and 2 and later transferred to ground level in a collection holding area between Buildings B and C. It is proposed that Council's waste vehicles would reverse into the waste holding area from the temporary access road, with collection undertaken at the rear of the vehicle. However, there is conflict between the architectural plans and civil engineering plans submitted with the application of the width of the temporary access, with the architectural plans specifying a width of 4.5m and the civil engineering plans specifying a width of 5.5m. At a width of 4.5m, the development would be unable to accommodate two–way movement to allow a Council waste vehicle to pass an oncoming passenger vehicle. At a minimum, the temporary access road should be designed to achieve a minimum width of 6m to allow vehicles to pass simultaneously. Based on the current design, Council's waste vehicles would be unable to access the site and the service the proposed development.	No

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