**Attachment C – Apartment Design Guide compliance table**

| **Control** | **Discussion** | **Comply** |
| --- | --- | --- |
| 3B Orientation | The site has frontage towards the south with a north facing slope. The buildings towards the rear are orientated north-south. The solar access information for 21 June indicates:   * 46 (63%) dwellings are adequately orientated to achieve 3 hours of solar access * 7 (10%) dwellings achieve 3 hours solar access through skylights * 1 dwelling achieves 2 hours of solar access * 13 dwellings receive some sunlight in living areas between 9am and 3pm * 1 dwelling receives no direct sun   70% of the dwellings meet the minimum solar access requirements.  The dwellings facing south-west and south-east, particularly those facing inwards towards the central courtyard, will have limited solar access during the winter solstice. The inward facing apartments however will have the advantage of outlook into the recreational area and oblique views over the RE1 land providing adequate amenity to the residents.  The neighbouring dwelling to the east will be affected by the afternoon shadows in winter. However this is not considered to be an unreasonable level of impact as the shadows are largely confined to the western side and the rest of the site enjoys sufficient solar access in the afternoon. | Y |
| 3C Public domain interface | The development achieves appropriate public domain interface outcomes as follows:   * the Wilson Road frontage is open to the street for activation.   Separation between public/private at Wilsons Road frontage is achieved through landscaping.   * permeable fencing is proposed at the interface to the recreational land, and forward of the front building line on the eastern side * balconies and terraces overlook Wilsons Road and the reserve * communal areas, terraces, pathways and balconies provide ample opportunities for casual interaction between the residents and the public domain. * planting is provided along the western and eastern boundary and the northern façade to soften the development * the bin storage area is located at the basement level to minimise intrusion. | Y |
| 3D Communal and public open space | Communal open space is well excess of the 25% requirement and comprises:   * a multi-purpose room/gym, outdoor pool and central recreational courtyard at the basement/lower level * communal dining room, library and lounge and a landscaped podium at the street level * in the additional to the above, recreational area at the rear will be accessible to the residents. | Y |
| 3E Deep soil zones | Approximately 16% of the site (B2 zoned area) supports deep soil plantings. The landscape plans demonstrate high amenity to the residents and streetscape. | Y |
| 3F Visual privacy | The proposal provides:   * 6.7 metre setback to the eastern boundary * 7.4 metre setback to the western boundary * a general separation distance of 27m between the two blocks of apartment buildings except for the two dwellings at the upper most level where the separation distance is less than 17m.   The balconies and living areas are orientated to minimise close views to the neighbouring dwellings. Screening plants are proposed on either side of the central communal area for privacy between the dwellings.  Visual privacy at the interface to the tavern and neighbouring dwelling to the east is achieved through solid fencing and landscape screening along the boundaries.  The western elevation of the development will face the loading area of the tavern on the adjoining site while the eastern elevation will be orientated towards the garage of the neighbouring dwelling. As these are non-habitable spaces, the required separation distance is 9 metre i.e. a setback distance of 4.5 metre from respective boundaries.  The proposed setback distances comply with the separation distance requirement in ADG. | Y |
| 3G pedestrian access and entries | The proposal includes separate, clearly identifiable entries to the commercial premises and seniors housing development. Well-defined pedestrian accesses have been provided to Wilson Road and the proposed shared path across the reserve. Balconies and windows overlook the pedestrian access across the site. | Y |
| 3H Vehicle access | Resident parking is provided at the basement level with gated entry. At grade parking for the commercial spaces are located behind existing and proposed trees to minimise visual intrusion. Proposed parking, vehicle manoeuvring areas and sightlines at the new access comply with relevant standards.  Separate pedestrian entry is provided. | Y |
| 3J Bicycle and car parking | The parking provisions for the development comprise:   * Ten at grade parking spaces (including two disabled parking spaces) at the frontage.   Eight of these spaces are for the commercial uses and two are designated as visitors parking for the seniors housing development.   * 83 parking spaces including six disabled parking spaces at the basement level   The parking provision for the commercial uses comply with RMS’ rate of 1 space per 40m2 GFA.  Parking for seniors housing has been assessed in accordance with the standards in SEPP Housing 2021 which requires 0.5 space for each bedroom. This equates to 72 car parking spaces for the seniors housing development. The parking at the basement level exceeds this requirement. The access audit confirms the car parking spaces are of suitable dimensions and complies with accessibility requirements in AS 2890.6  Sperate bike parking spaces are not included in the proposal. This can be conditioned. | Y |
| 4A Solar and daylight access | 63% of the units achieve 3 hours of solar access in winter and an additional 10% are able to meet this requirement with skylights. No direct sun will be available to one of the dwellings while the remaining will have some solar access.  Council’s Design Review Panel were satisfied the dwellings with reduced solar access demonstrated liveability through their orientation which allowed oblique views over the reserve and natural ventilation. | Y |
| 4B Natural ventilation | 72% of the dwellings have dual aspect to facilitate cross ventilation. | Y |
| 4C Ceiling heights | The section indicates 3.1 metres between each finished floor level of the dwellings allowing 400mm for services and subfloor, and a 2.7m metres floor to ceiling height for the dwelligs.  The commercial spaces have a floor to ceiling height of 3m which is less than the stipulated 3.3m.  The commercial spaces are likely to be used for small scale activities such hair salon or a café (with no food preparation facility) and other businesses that complement the seniors housing development. Given the scale nature of these activities, the floor to ceiling height is considered satisfactory. | Y |
| 4D Apartment size and layout | The design generally complies except for the depth of the living dining /kitchen areas which exceed the 8-metre limit in almost all the dwellings. However, the exceedance is not considered to reduce the liveability or functionality of the dwellings.  The floor area of the proposed two bedrooms dwellings range between 94.66m2 and 121m2. The floor areas exceed the minimum requirement in the ADG.  The layout of rooms is functional, well organised and provides a high standard of amenity.  All dwellings achieve compliance with the minimum internal areas and dimensions for living areas and bedrooms.  Windows are provided to habitable rooms to required dimensions. | Y |
| 4E Private open space and balconies | Spacious balconies are provided for all dwellings. Screening has been included, where required, to ensure privacy between the dwellings. | Y |
| 4F Common circulation and spaces | The access core adequately services the dwellings. No more than eight dwellings are accessed from each lift core. Natural lighting is available to the common circulation areas.  Dining, lounge and multi-purpose room/gymnasium rooms are provided as common space. | Y |
| 4G Storage | Adequate storage space is provided within the apartments with additional storage cages in the basement. | Y |
| 4H Acoustic privacy | Noise transfer between parts of the building has been considered in the design and layout. | Y |
| 4J Noise and pollution | Acoustic assessment has been undertaken and the development is capable of achieving relevant noise criteria. Laminated glazing is required to the windows of bedrooms facing the tavern. Refer to the assessment report for details. | Y |
| 4K Apartment mix | Oaktree Group, the proponents of this development, have advised the proposed mix of apartments is derived from the common trend experienced and the expectations of the residents | Y |
| 4L Ground floor apartments | The seniors housing development is located within a mixed-use complex. Direct access to ground floor apartments from the street is not a suitable option as it would not achieve the required level of safety and privacy for the residents. | Y |
| 4M Facades | The building façade has been suitably articulated to create visual interest. | Y |
| 4S Mixed use | The commercial area at the ground level is considered adequate to activate the frontage.  The seniors housing development is designed to operate independently although there are external elements linking the two uses to create a unified built form on the site. Residential entry is separated from the commercial entries, and can be directly accessed from the street. | Y |
| 4N Roof design | The rood design is of an appropriate bulk and scale to complements the built form.  The roof forms step down with the site’s topography to break up the building bulk. With the exception of photovoltaic cells and lift motor rooms, no other plant or equipment is accommodated on the roof. These structures are appropriately positioned to minimise visual intrusion. | Y |
| 4O Landscape design  4P Planting on structures | A landscape plan prepared by a qualified professional has been submitted.  Approximately 2852m2 of landscaping is proposed for amenity and visual softening. This equates to 29 percent of the B2 zone area. Some of the key elements of the landscape design include:   * large canopy trees within the front setback to create a tree lined corridor along Wilsons Road * diverse canopy trees and screen planting along the western boundary to provide for visual buffer and amenity at the interface with the tavern * small feature trees and screen plantings on the eastern side of the site * screen plantings lining the northern façade with some large shade trees within the setback to the RE1 boundary to enhance views to the site * screen plantings and feature trees on either side of the communal area for privacy between the dwellings and general amenity * roof top garden with zen bowls containing ground covers and cascading plants above the commercial area.   The proposed landscaping complements the nature and scale of the development without affecting clear sightlines to the recreational area and the public domain along Wilsons Road. | Y |
| 4Q Universal design | The seniors housing development is designed and intended for ageing in place. | Y |
| 4U Energy efficiency | The development is compliant with BASIX requirements.  The development also includes rainwater harvesting, extensive deep soil plantings to reduce urban heat island effects and photovoltaic systems to ensure energy efficiency and sustainability. | Y |
| 4V Water management and conservation | Stormwater harvesting and reuse is included in the design. | Y |
| 4W Waste management | Waste collection will be arranged by private contractor and coordinated by the site manager.  Separate waste storage areas of suitable size are proposed for the commercial and residential uses.  Waste storage area for the seniors housing is located at the basement level. A waste storage area for each wing of the apartment building is provided at the basement level. The dwellings at the basement level will have direct access to the bin storage area while the dwellings at the upper levels will be serviced by waste chutes.  A temporary bin holding area is proposed at the street level to facilitate collection and the bins will be moved between the storage and holding locations using a bin tow tractor.  The proposed waste management is considered satisfactory. | Y |
| 4X Building maintenance | The site will be operated by a seniors housing provider and maintained appropriately. | Y |