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

| **Control** | **Discussion** | **Comply** |
| --- | --- | --- |
| 3B Orientation | The development demonstrates minimal impact to solar access on adjacent lots. | Y |
| 3C Public domain interface | The development achieves appropriate public domain interface outcomes:* ground floor terraces have direct (secondary) access from the external common areas
* perimeter fencing is visually permeable
* balconies and terraces overlook the public domain
* causal interaction between residents and the public domain can occur from the circulation path and seating
* planting to the perimeter softens the development
* mailboxes and bin storage are aligned to minimise impact to the street
* the underground garage entry is set well back from the street.
 | Y |
| 3D Communal and public open space | Communal open space comprises approximately 33% of the site area. Direct sunlight is achieved for more than 50% of the area for at least two hours. Communal open space includes a variety of activities, including seating, landscape, and swimming pool. The space is well overlooked by balconies. | Y |
| 3E Deep soil zones | More than 1300m2 (13%) deep soil zone is provided including a range of tree sizes. Existing mature trees are retained where possible. | Y |
| 3F Visual privacy | The design achieves a 6m setback from Maude Street, 49m from Glover Street, 7.5-11m from the sporting fields, and 11m from 2B Maude Street (which has a 3m setback itself). This ensures appropriate separation to achieve visual privacy.Landscape buffers are utilised between private open space and communal open space to further enhance visual privacy. | Y |
| 3G pedestrian access and entries | Pedestrian access is provided to each street frontage. Appropriate site access controls are included. The primary entrance is clearly delineated. Access through the carpark to the core is logical. Entries include an accessible path of travel. Pedestrian circulation and building accesses are well overlooked by residences. | Y |
| 3H Vehicle access | Car park access is set back from the street and integrated into the design of the building. Separate visitor parking, drop off and turnaround space is provided. Sightlines from the driveway are considered suitable. Vehicle entry is separate from pedestrian entry. | Y |
| 3J Bicycle and car parking | As the development is in a zone where residential uses are generally prohibited, the relevant part of the DCP does not contain parking rates for seniors living and instead refers to the parking rates in SEPP (Housing for Seniors and People with a Disability) 2004.The number of on-site car parking spaces required for the development under SEPP Seniors Living as follows:* 0.5 car spaces for each bedroom, where the application is made by a person other than a social housing provider.

The application proposes 75 apartments comprising a mix of 2 bedroom and 3 bedroom apartments and generates 89 car parking spaces. The application provides 90 car parking spaces in total comprising 83 within the basement area, five spaces within the Glover Street setback, and two accessible spaces adjacent to the drop off point at the front of the building. Several dedicated electric vehicle charging sites are included. Separate parking and charging is provided for e-bikes and mobility scooters. Separate parking is not provided for standard bicycles, however this can be conditioned if required. | Y |
| 4A Solar and daylight access | The development achieves appropriate solar access with 52 of the 75 apartments (69.3%) receiving three or more hours of solar access mid-winter. A further four apartments (5.3%) receive greater than 2.5 hours. And only four apartments (5.3%) receive no direct solar access in midwinter, which is less than the maximum allowable of 15%. Council’s Design Review Panel (DRP) were satisfied with the solar access.The proposal documentation demonstrates suitable solar access to neighbouring lots. | Y |
| 4B Natural ventilation | Council’s DRP were satisfied with the development’s cross ventilation. | Y |
| 4C Ceiling heights | The design provides 2.7m ceiling heights. | Y |
| 4D Apartment size and layout | The layout of rooms with an apartment is functional, well organised and provides a high standard of amenityAll apartments achieve compliance with the minimum internal areas and dimensions for living areas and bedrooms.Windows are provided to habitable rooms to required dimensions. Apartment depths are within the maximums allowable. | Y |
| 4E Private open space and balconies | All balconies meet or exceed the minimum areas and depths. Ground floor apartments have terraces instead of balconies. Balconies have orientations to the east, west or north, or multiple balconies where at least one has optimal orientation.Balconies are interestingly designed and contribute to the overall aesthetic of the building. Ground floor balconies facing the internal courtyard are designed to enable deep soil planting. | Y |
| 4F Common circulation and spaces | The development has greater than eight apartments accessed from each core. The location of the cores was logical in its relationship to the car park and common spaces. Resting points are included along the corridors at the recommendation of the DRP. Articulation and windows are provided within the circulation area.Dining, lounge and exercise rooms are provided as common space. | Y |
| 4G Storage | Adequate storage space is provided within the apartments and as cages within the car park. | Y |
| 4H Acoustic privacy | Noise transfer between parts of the building has been considered in the design and layout. | Y |
| 4J Noise and pollution | The site is not located near a source of road, rail or aircraft noise. The sports fields have been considered as a potential noise source. Refer to main assessment report. | Y |
| 4K Apartment mix | The apartment mix is considered appropriate for a seniors housing development. | Y |
| 4L Ground floor apartments | Ground floor apartments have direct access from common circulation spaces. Access is achieved through private open space, which is elevated and separated from the circulation to delineate private from public areas, with landscaping used as separation. | Y |
| 4M Facades | Facades comprise a range of balconies, walls, and windows, including to common circulation areas. Materials are varied to provide visual contrast. | Y |
| 4N Roof design | Roof design has been segmented to provide interest and break up building bulk. Skylights and solar panels are included on the roof surface. | Y |
| 4O Landscape design | A landscape plan has been prepared by a qualified professional. Appropriate scale trees are included in the design and planting selection allows for a varied landscape.Existing mature trees are retained and incorporated into the design. Landscaping is located to provide buffering to private spaces and adjacent development. | Y |
| 4P Planting on structures | Limited planting on structure is proposed, and only includes a portion of planting over the basement car park within the internal courtyard. | 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 energy. Solar panels are included in the design. Adequate lighting and ventilation is provided. | Y |
| 4V Water management and conservation | Stormwater harvesting and reuse is included in the design. | Y |
| 4W Waste management | Waste is managed through waste chutes to bins stored in the basement. A bin tug is used to transfer full bins to a secondary storage near the collection point on Glover Street. General waste, recycling and green waste are all catered for. | Y |
| 4X Building maintenance | The site will be operated by a seniors housing provider and maintained appropriately. | Y |