

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

**DA25/0123 - construction of seniors housing comprising 69 independent living units
& associated facilities (NRPP) at Lot 1 DP 786570; No. 87-89 Tweed Coast Road
HASTINGS POINT**

ADG - DESIGN CRITERIA		
	Controls	Assessment
Site Analysis (3A)	Development proposals need to illustrate that design decisions are based on careful analysis of the site conditions and relationship to the surrounding context. Each element in the Site Analysis Checklist should be addressed.	A site analysis has been prepared. The site analysis has been considered in the proposed design.
Orientation (3B)	3B-1: Building types and layouts respond to the streetscape and site while optimising solar access within the development. Design Guidance - Buildings along the street frontage define the street, by facing it and incorporating direct access from the street. - Where the street frontage is to the east or west, rear buildings should be orientated to the north. - Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.	The proposed development is to site behind the existing built form and therefore, will not be orientated to front Tweed Coast Road (frontage). Where possible the design has positioned the residential flat buildings to ensure maximum solar access can be achieved whilst maintaining amenity to other buildings onsite.
	3B-2: Overshadowing of neighbouring properties is minimised during mid-winter. Design Guidance - Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access. - Solar access to living rooms, balconies and private open spaces of neighbours should be considered. - Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%. - If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond	The proposal does not result in over shadowing on adjoining properties between 9am – 3pm. Minor shadowing occurs following 3pm during winter months.

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	minimums contained in section 3F Visual privacy. - Overshadowing should be minimised to the south or downhill by increased upper level setbacks. - It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development. - A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.	
Public Domain Interface (3C)	3C-1: Transition between private and public domain is achieved without compromising safety and security. - Terraces, balconies and courtyard apartments should have direct street entry, where appropriate. - Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings. - Upper level balconies and windows should overlook the public domain. - Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m. - Length of solid walls should be limited along street frontages. - Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets. - In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: - architectural detailing, changes in materials, plant species, colours. - Opportunities for people to be concealed should be minimised	Not applicable
	3C-2: Amenity of the public domain is retained and enhanced.	The public domain can only be viewed from Tweed Coast Road, the Proposal is to site behind the existing development that fronts Tweed Coast Road. No

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	- Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking. - Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided. - The visual prominence of underground car park vents should be minimised and located at a low level where possible. - Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view. - Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels. - Durable, graffiti resistant and easily cleanable materials should be used. - Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: - street access, pedestrian paths and building entries which are clearly defined. - paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space. - minimal use of blank walls, fences and ground level parking. - On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking.	alteration to the existing frontage is proposed under this application. As discussed within Chapter 3, mailboxes are required to be illustrated on the plans. Complies. Garbage storage is to be retained as per the current approval. Consideration under Chapter 3 has been afforded. Complies Does not comply and is addressed in detail the impacts to the Cudgera Creek riparian zone. Not applicable.
Communal and Public Open Space (3D)	3D-1: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. Communal open space has a minimum area equal to 25% of the site. 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 9 am and 3 pm on 21 June (mid-winter).	Discussed within report

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	3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		Discussed within report.	
	3D-3: Communal open space is designed to maximise safety. Design Guidance - Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. - Communal open space should be well lit.		Communal open space is well visible within the site however not from the public domain. Complies.	
Deep Soil Zones (3E)	3E-1: 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 are to meet the following minimum requirements:		Complies.	
	Site Area	Minimum Dimension		Deep Soil Zone (% of site area)
	650m² to 1,500m²	3m		7%
	Greater than 1,500m²	6m		
Visual Privacy (3F)	3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:		The Proposal has demonstrated adequate internal combined building separation between all proposed buildings.	
	Building Height	Habitable Rooms and Balconies		Non-habitable rooms
	Up to 12m (4 storeys)	6m		3m
	12m – 25m (5-8 storeys)	9m		4.5m

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	Over 25m (9+ storeys)	12m	6m	
	- NOTE: Separation distances between buildings on the same site should <u>combine required building</u> separations depending on the type of room (see figure 3F.2) - Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.			
	3F-2: 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.			Building designs have incorporated fixed screening to ensure privacy is retained from visual views when moving around the site. The proposed communal open spaces (COS) are located on the ground floor and therefore limiting potential amenity visual impacts from units located above the ground floor. Private open space for Building F is afforded screening to reduce amenity impact from the surrounding COS. The proposal is required to further address glazing specifications to determine the acoustic impact.
Pedestrian Access and Entries (3G)	3G-1: Building entries and pedestrian access connects to and addresses the public domain.			Not applicable. The entrances to however, address the internal design of the subject site.
	3G-2: Access, entries and pathways are accessible and easy to identify			Further information is required to be submitted to illustrate the internal pedestrian pathway connectivity and safety.
	3G-3: Large sites provide pedestrian links for access to streets and connection to destinations			Further information as noted above is required.
Vehicle Access (3H)	3H-1: Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes - Car park access should be integrated with the building's overall facade. - Car park entries should be located behind the building line. - Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout.			Access is afforded via the existing centralised crossover off Tweed Coast Road. It is considered suitable that existing crossover off Tweed Coast Road can adequately allow safe access of vehicular movements onto the site.

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	- Car park entry and access should be located on secondary streets or lanes where available. - Access point locations should avoid headlight glare to habitable rooms. - Adequate separation distances should be provided between vehicle entries and street intersections. - The width and number of vehicle access points should be limited to the minimum. - Garbage collection, loading and servicing areas are screened. - Clear sight lines should be provided at pedestrian and vehicle crossings. - Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include changes in surface materials, level changes, the use of landscaping for separation	It is however considered that further information to address the pedestrian access and movement internally be submitted to ensure the safety of occupants. It is currently unclear as to how the Applicant has demonstrated section DCP Section A2.2.1 in regard to internal pedestrian pathway network and therefore a Pedestrian Access and Movement Plan is required to be submitted. Basement entries are not visible from the public domain.
Bicycle and car parking (3J)	3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. Design Criteria 1. For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres 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 <i>Guide to Traffic Generating Developments</i>, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	The subject site is not located within a nominated regional centre per Table 3 within the Apartment Design Guide. Car parking has been assessed under Chapter 3 of the <i>State Environmental Planning Policy (Housing) 2021</i>.
	3J-2: Parking and facilities are provided for other modes of transport.	Bicycle parking has been provided within each basement.
	3J-3: Car park design and access is safe and secure.	It is considered that appropriate measures can be conditioned to ensure safety.
	3J-4: Visual and environmental impacts of underground car parking are minimised.	The proposed basement car parking cannot be seen from the streetscape. The proposed Architectural plans demonstrate minimal visual impact of the proposed basements for those viewing them internally is accepted.

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		Appropriate mitigation measures have been proposed to mitigate environmental impacts of the proposed parking areas.
	3J-5: Visual and environmental impacts of on-grade car parking are minimised.	On grade car parking is proposed behind the existing built form and therefore visual impact is considered minimal.
	3J-6: Visual and environmental impacts of above ground enclosed car parking are minimised.	Not applicable to the proposed application.
Solar Access and Daylight (4A)	4A-1: To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. - Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. - In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter. - A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter (max 11.1 units).	Solar access is predominately available to Buildings D, E & G during winter months. Limited to minimal solar access is afforded to Building F during winter months. It is considered the applicant provide further solar access diagrams to determine the level/extent of the impact.
	4A-2: Daylight access is maximised where sunlight is limited. - Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms. - Where courtyards are used: - use is restricted to kitchens, bathrooms and service areas. - building services are concealed with appropriate detailing and materials to visible walls. - courtyards are fully open to the sky. - access is provided to the light well from a communal area for cleaning and maintenance. - acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved.	It is considered daylight is achievable to all POS. Daylight internally has not been demonstrated in detail to provide full assessment.

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	• Opportunities for reflected light into apartments are optimised through: - reflective exterior surfaces on buildings opposite south facing windows. - positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light. - integrating light shelves into the design. - light coloured internal finishes.	
	4A-3: Design incorporates shading and glare control, particularly for warmer months • A number of the following design features are used: - balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas. - shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting. - horizontal shading to north facing windows. - vertical shading to east and particularly west facing windows. - operable shading to allow adjustment and choice. - high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided).	It is recommended that operable louvres on all northern elevations of all balconies are provided to reduce glare and providing shading in warmer months.
Natural Ventilation (4B)	4B-1: All habitable rooms are naturally ventilated • The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms. • Depths of habitable rooms support natural ventilation. • The area of unobstructed window openings should be equal to at least 5% of the floor area served. • Light wells are not the primary air source for habitable rooms.	Proposed multi-purposed for Typical Unit Layout 3 within Building E does not demonstrate access to a window. The room is considered a habitable room and therefore, the Applicant is to further address this requirement.

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	- Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: - adjustable windows with large effective openable areas. - a variety of window types that provide safety and flexibility such as awnings and louvres. - windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors.	
	4B-2: The layout and design of single aspect apartments maximises natural ventilation - Apartment depths are limited to maximise ventilation and airflow. - Natural ventilation to single aspect apartments is achieved with the following design solutions: - primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation). - stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries. - courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells.	Further information is required noting above assessment and assessment completed within the report.
	4B-3: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents - 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 cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed (47.4 units required). - Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	As per above.
	Ceiling Height (4C)	

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Ceiling Height (4C)

4C-1: Ceiling height achieves sufficient natural ventilation and daylight access.

1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

Minimum ceiling height for apartment and mixed-use buildings	
Habitable rooms	2.7m
Non-habitable	2.4m
For 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 edge of room with a 30-degree minimum ceiling slope
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use

4C-2: Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms

4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building.

Complies.

Apartment Layout (4D)

4D-1: The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design Criteria

1. Apartments are required to have the following minimum internal areas:

Apartment type	Minimum internal area
Studio	35m ²
1 bedroom	50m ²
2 bedrooms	70m ²
3 bedrooms	90m ²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.

As discussed within this report the Applicant seeks approval for 4 differing unit typologies being:

- Typical Unit Type 1
- Typical Unit Type 2
- Typical Unit Type 3; and
- Typical Unit Type 4

Apartment Type	Bedroom No.	Internal area
Type 1	2 bedrooms and additional bathroom	108m ²
Type 2	3 bedroom and additional bathrooms	128m ²

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	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each. 2. 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.	Type 3	3 bedroom and an additional bathroom	128m ²
		Type 4	3 bedroom and an additional bathroom	130m ²
		Proposed multi-purposed for Typical Unit Layout 3 within Building E do not demonstrate access to a window. The room is considered a habitable room and therefore, the Applicant is to further address this requirement.		
	4D-2: Environmental performance of the apartment is maximised. - Habitable room depths are limited to a maximum of 2.5 x the ceiling height (6.75m). - In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. -	Note - multi-purpose rooms that propose an area equal or greater than 3m x 3m are assessed as a potential bedroom. The Proposal provides open layouts whereby the minimum depth is 11m. It is however noted, whilst compliant with this section further information is required to determine whether the accessible circulation in accordance with Chapter 3 can be afforded noting the proposed variation.		
	4D-3: Apartment layouts are designed to accommodate a variety of household activities and needs. - Master bedrooms have a minimum area of 10m² & 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 - The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Master bedrooms have a minimum area of 12.5m² (excluding wardrobe) with a minimum 3m dimension. Living rooms for all units have a width greater than 4m. It is however, expressed the proposal has not demonstrated compliance with circulation per Chapter 3.		
Private Open Space and Balconies (4E)	4E-1: Apartments provide appropriately sized private open space and balconies to enhance residential amenity All apartments are required to have primary balconies as follows:	<u>Balconies</u> Provision of adequate private open space is afforded for all units proposed above the ground floor. Adequate separation is afforded to maintain visual privacy.		

Commented [JE1]: I calculate room depths more than 11m



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	<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1-bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2-bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> Minimum balcony depth contributing to the balcony area is 1m. 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. 4E-2: Primary private open space and balconies are appropriately located to enhance liveability for residents 4E-3: Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building 4E-4: Private open space and balcony design maximises safety	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1-bedroom apartments	8m ²	2m	2-bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	<u>Ground Floor Courtyards</u> Allocation of individual courtyard dimensions for Building F are not nominated; it is considered advantageous to the occupants to promote and provide access to private garden areas. In addition, it is considered beneficial that softer fencing (open style) should be applied to delineate the courtyard gardens between each other, to enhance the garden experience and to ensure it does not feel that each courtyard is isolated from the overall feel of the retirement village. It is recommended that the lower-level garden units in Building G are fixed with solid balustrade (or mostly solid and part open) to ensure privacy to the occupants, glass balustrades (on the elevated ground floor designs) may reduce privacy.
Dwelling type	Minimum area	Minimum depth															
Studio apartments	4m ²	-															
1-bedroom apartments	8m ²	2m															
2-bedroom apartments	10m ²	2m															
3+ bedroom apartments	12m ²	2.4m															
Common Circulation Space (4F)	4F-1: Common circulation spaces achieve good amenity and properly service the number of apartments The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Complies															
Storage (4G)	Objective 4G-1: Adequate, well designed storage is provided in each apartment. 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1-bedroom apartments</td><td>6m³</td></tr><tr><td>2-bedroom apartments</td><td>8m³</td></tr></table>	Dwelling type	Storage size volume	Studio apartments	4m ³	1-bedroom apartments	6m ³	2-bedroom apartments	8m ³	Compliance is considered to be achievable. Requirements under Chapter 3 require linen storage. The Seniors Housing Design does allow for further provision of storage whereby it accessible. Detail (dimensions of cupboard spaces) / breakdown of storage (i.e. area located internally within dwelling and that located within basement) is required.							
Dwelling type	Storage size volume																
Studio apartments	4m ³																
1-bedroom apartments	6m ³																
2-bedroom apartments	8m ³																

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	3+ bedroom apartments	10m ³	
	At least 50% of the required storage is to be located within the apartment.		
	4G-2: Additional storage is conveniently located, accessible and nominated for individual apartments		
Acoustic Privacy (4H)	Objective 4H-1: noise transfer is minimised through the siting of buildings and building layout.		The Development Application has been supported by an <i>Acoustic Report – Noise Impact Assessment and Construction Noise & Vibration Management Plan</i> , prepared by ADP Consulting: Engineering, revision 2 and dated 9 August 2024. Whilst the report is generally satisfactory regarding Noise Impact during occupation and ongoing use, further information is required to clarify the following: 1. Weather Affected Data 2. Cumulative worst-case scenario 3. Glazing Specifications
	4H-2: Noise impacts are mitigated within apartments through layout and acoustic treatments		
Noise Pollution (4J)	To minimise impacts the following design solutions may be used: - physical separation between buildings and the noise or pollution source - residential uses are located perpendicular to the noise source and where possible buffered by other uses - buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer - landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry		Appropriate building separation has been afforded to minimise noise pollution. It is considered whereby the application is approved suitable conditions can be applied to the consent to protect noise pollution onto surrounding uses.
Apartment Mix (4K)	4K-1: A range of apartment types and sizes is provided to cater for different household types now and into the future.		The proposal provides the following typologies: - Typical Unit Type 1 → 2 bedrooms - Typical Unit Type 2 → 2 bedrooms plus multipurpose room - Typical Unit Type 3 → 2 bedrooms plus multipurpose room
	4K-2: The apartment mix is distributed to suitable locations within the building.		

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		Typical Unit Type 4 → 2 bedrooms plus multipurpose room Whilst there is not necessarily diversity in of housing, bedrooms and multipurpose rooms are considered to be adaptable to the owners living requirements.
Ground Floor Apartments (4L)	4L-1: Street frontage activity is maximised where ground floor apartments are located	The proposed development sits behind the existing development fronting Tweed Coast Road. Street frontage is not available to any of the proposed units.
	4L-2: Design of ground floor apartments delivers amenity and safety for residents.	It is recommended that the lower-level garden units (Building G) are fixed with solid balustrade (or mostly solid and part open) to ensure privacy to the occupants, glass balustrades (on the elevated ground floor designs) may reduce privacy. Could be imposed via condition of consent.
Facades (4M)	4M-1: Building facades provide visual interest along the street while respecting the character of the local area. - Design solutions for front building facades may include: - a composition of varied building elements - a defined base, middle and top of buildings - revealing and concealing certain elements - changes in texture, material, detail and colour to modify the prominence of elements - Building services should be integrated within the overall facade - Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: - well composed horizontal and vertical elements - variation in floor heights to enhance the human scale - elements that are proportional and arranged in patterns - public artwork or treatments to exterior blank walls	The proposed development has been carefully designed to integrate with the existing Hasting Point retirement community while enhancing the overall built environment. It respects the site's current development by generally ensuring appropriate separation between buildings. Articulation in the design has been demonstrated through varying roof elevation. The design incorporates materials inspired by the local landscape to connect the buildings with their surroundings and create a welcoming, natural atmosphere. It is considered further clarification and a final materials and schedule be provided to Council.

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	- grouping of floors or elements such as balconies and windows on taller buildings • Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights. • Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals.	
	4M-2: Building functions are expressed by the facade • Building entries should be clearly defined. • Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height. • The apartment layout should be expressed externally through facade features such as party walls and floor slabs	Building entries have been defined through full length glazing and the additions of awnings to draw attention to each individual building entrance.
Roof Design (4N)	4N-1: Roof treatments are integrated into the building design and positively respond to the street	The proposed gable roof treatments of the proposed buildings are considered to compliment the overall building designs.
	4N-2: Opportunities to use roof space for residential accommodation and open space are maximised.	Larger windows have been afforded were possible to increase solar penetration, however, no habitable roof space has been proposed.
	4N-3: Roof design incorporates sustainability features	Solar panels have been incorporated to achieve BASIX commitments. Use of skylights have not been included in roof design.
Landscape Design (4O)	4O-1: Landscape design is viable and sustainable	It is considered that a landscape plan that is integrated with the proposal and natural environmental can be conditioned where/when if required.
	4O-2: Landscape design contributes to the streetscape and amenity	
Planting on Structures (4P)	Appropriate soil profiles are provided. Plant growth is optimised with appropriate selection and maintenance. Planting on structures contributes to the quality and amenity of communal and public open spaces.	Further information is required in relation to the proposed garden planters to ensure the depth and size of the planter is compatible with species proposed.
Universal Design (4Q)	4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members.	Considered under Chapter 3.

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	4Q-2: A variety of apartments with adaptable designs are provided	
	4Q-3: apartment layouts are flexible and accommodate a range of lifestyle needs.	
Mixed Use (4S)	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	The proposal is not for mixed use development.
Awnings and Signage (4T)	Awnings are well located and complement and integrate with the building design. Awnings should be located over building entries for building address and public domain amenity.	Awnings have been incorporated into the design of buildings entries. Wayfinding signage as also been included.
Energy Efficiency (4U)	Development incorporates passive environmental design, passive solar design to optimise heat storage in winter and reduce heat transfer in summer, natural ventilation minimises need for mechanical ventilation.	Compliance with BASIX can be conditioned where/if required.
Water Management and Conservation (4V)	Potable water use is minimised, stormwater is treated on site before being discharged, flood management systems are integrated into the site design.	
Waste Management (4W)	4W-1: Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents - Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park. - Waste and recycling storage areas should be well ventilated. - Circulation design allows bins to be easily manoeuvred between storage and collection points. - Temporary storage should be provided for large bulk items such as mattresses. - A waste management plan should be prepared.	The proposed waste management arrangements are satisfactory – refer to DCP A15 assessment. Complies. Not demonstrated on plans if afforded. Provided.
	4W-2: Domestic waste is minimised by providing safe and convenient source separation and recycling - All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste and recycling. - Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core.	Waste refugees are not accessible per the requirements under Chapter 3.

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	- For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses. - Alternative waste disposal methods such as composting should be provided.	
Building Maintenance (4X)	Building design detail provides protection from weathering. Systems and access enable ease of maintenance. Material selection reduces ongoing maintenance costs.	Satisfactory.

Assessing Officer

Ashleigh McLean

Date: 26 June 2025