## **ATTACHMENT 8**

## State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

The relevant objectives and provisions of State Environmental Planning Policy No. 65 –Design Quality of Residential Apartment Development have been considered in the following assessment table:

No.	Clause	Comment	Yes	No	N/A
Part 3 -	Sitting the Development				
3A	Site Analysis				
3A-1	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 plan has been submitted.			
3B	Orientation				
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.	The proposed building has north to south street facing orientation. The upper levels are separated into 4 buildings with slimline taller towers facing Dunmore Street descending towards Pritchard Street East with connecting bridges on level 9 between buildings T1 and T3, and T2 ad T4, to allow for optimising solar access to the proposed development.			
3B-2	Overshadowing of neighbouring properties is minimised during midwinter.	Given the site orientation, the proposal will maintain the 3 hours of direct sunlight between 9.00am and 4.00pm to at least one main living area of the adjoining properties to the east and west sides, as required by Section 1.8 of Part B of the Holroyd DCP 2013.			
3C	Public Domain Interface				
3C-1	Transition between private and public domain is achieved without compromising safety and security.	Transition is considered satisfactory.			
3D	Communal and Public Open Space	)			
3D-1	Communal open space has a minimum area equal to 25% of the site.  25% x 9,605.7m² = 2,401.4m²	The overall COS proposed equally divided for the eastern and western buildings on the podium and roof top of T3 and T3 equates to 1,635.1m <sup>2</sup> or 17.02%, which is shortfall of 766.3 m <sup>2</sup> or 7.98%.			
	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).	The COS area proposed will achieve 64.15% 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 (midwinter).			
3D-2	Communal open space is designed to	allow for a range of activities,	$\boxtimes$		
	respond to site conditions and be attr				
3D-3	Communal open space is designed to maximise safety.	Fencing/balustrade, wind protection and landscaped area will be provided.			

No.	Clause Comment		Yes	No	N/A
3D-4	Public open space, where provided, i		$\boxtimes$		
3E	pattern and uses of the neighbourhood  Deep Soil Zones	OG.			
3E-1	Deep soil zones are to meet the	None proposed.			
	following minimum requirements:				
	Site area Minimum Deep soil zone dimensions (% of site area)				
	less than 650m <sup>2</sup>				
	650m² - 1,500m² 3m				
	greater than 1,500m <sup>2</sup> 6m 7%				
	greater than 1,500m² with significant 6m existing tree cover				
3F	Visual Privacy				
3F-1	Separation between windows and	North – Dunmore Street, T1 & T2			
	balconies is provided to ensure visual privacy is achieved. Minimum	(to centre line of road approx.			
	required separation distances from	10m from site boundary) L2 to L3 – 18m			
	buildings to the side and rear	L4 – 18m			
	boundaries are as follows:	L5 – 21m			
	Habitabla Nep	L6 to L7 – 18m			
	Building height rooms and habitable balconies rooms	L8 to L22 – 18m			
	up to 12m (4 storeys) 6m 3m	East, T2:			
	up to 25m (5-8 storeys) 9m 4.5m	L2 to L3 - nil (Dunmore St), 9m			
	over 25m (9+ storeys) 12m 6m	& 12m			
		L4 to L7 – nil (Dunmore St) & 12m			
	Note:	L8 to L22 – 12m			
	Separation distances between	20 10 222 12			
	buildings on the same site should combine required building	East, T4:			
	separations depending on the type	L2 to L8 – nil (Pritchard St East)			
	of room.	Internal separation between			
	Gallery access circulation should	T1 & T2: L2 to L3 – 20m			
	be treated as habitable space	L4 to L5 – 20m			
	when measuring privacy separation	L6 to L7 – 24m			
	distances between neighbouring properties.	L8 to L22 – 24m			
	FF	T3 & T4:			
		L2 to L4 – 14.8m – 18m			
		L5 to L8 – 14.8m – 18m			
		L9 – 18m between internal COS			
		West, T1			
		L2 to L3 – nil, 6.6m & 9m			
		L4 to L7 – nil, 9m & 18.8m			
		L8 to L22- 9m & 18.8m			
		West, T3			
		L2 to L4 – nil & 6m			
		L5 to L8 – nil & 6m			
		L9 - nil			
		South – Pritchard Street East, T3			
		& T4			
		(to centre line of road approx.			
		10m from site boundary)			

No.	Clause	Comment	Yes	No	N/A
-		L2 to L4 – 10.8m			
		L5 to L8 – 10.8m & 13m			
		L9 – 13m			
		The development provides non			
		compliant building separation as			
		follows (or, refer to Table 1):			Ш
		1 1 0 (40 )			
		• Level 2 (12m required) –			
		a minimum of 1.3m separation provided			
		between balconies, and			
		windows of internal			
		elevations at 10209 &			
		10210 (T1); 20209 &			
		20210 (T2); 30207,			
		30208 (T3) & 30201			
		(T3), 10205 (T1); and			
		40206, 40207 (T4) &			
		40201 (T4), 20205 (T2).			
		<ul> <li>Level 3 (12m required) –</li> <li>a minimum of 2.4m</li> </ul>			
		a minimum of 2.4m separation provided			
		between balconies, and			
		windows of internal			
		elevations at 10309 &			
		10310 (T1); 20309 &			
		20310 (T2); 30308 (T3)			
		& 30301 (T3), 10305			
		(T1) and 40307 (T4) &			
		40301 (T4), 20305 (T2).			
		<ul> <li>Level 4 (18m required) –</li> <li>a minimum 2.4m</li> </ul>			
		separation provided			
		between balconies, and			
		windows of internal			
		elevations at 10409 &			
		10410 (T1); 20409 &			
		20410 (T2); 30408 (T3)			
		& 30401 (T3), 10405			
		(T1); and 40407 (T4) & 40401 (T4), 20405 (T2).			
		<ul> <li>Level 5 (18m required) –</li> </ul>			
		nil separation provided			
		between balconies and			
		adjoining properties at			
		10508 (T1) & western			
		side boundary (46-50			
		Dunmore St); and 20508			
		(T2) & eastern side			
		boundary (21 Dunmore St). A minimum 1m			
		St). A minimum 1m separation provided			
		between balconies, and			
		windows of internal			
		elevations at 10501,			
		10502 & common room			
		(T1); 20501, 20502 &			
		common room (T2);			
		30503 (T3) & 40503			
		(T4); 10503 (T1) &			
		20503 (T2) south facing			

No.	Clause	Comment	Yes	No	N/A
		balconies; 20504 (T2) & 40501 (T4) east facing windows; and 10504 (T1) & 30501 (T3) west facing windows.  • Level 6 (18m required) – nil separation provided between balconies of 10604 (T1) & 20604 (T2) with COS.  • Level 8 (24m required) – a minimum separation of 18m provided between balconies, and windows of internal elevations at 30701, 30702 (T3) & 40701, 40702 (T4).  • Level 9 (24m required) – nil setbacks of rooftop COS on eastern façade of T4 with neighbouring property at 53 Station St; and on the western elevation of T3 with neighbouring property at 6 Garfield St.			
3G	Pedestrian Access and Entries				
3G-1	Building entries and pedestrian access connects to and addresses the public domain.	Satisfactory.			
3G-2	Access, entries and pathways are accessible and easy to identify.	Satisfactory.			
3G-3	Large sites provide pedestrian links for connection to destinations.	or access to streets and			
<b>3H</b> 3H-1	Vehicle access	Vahiala antru ia canarata from			
3П-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Vehicle entry is separate from pedestrian entry.			
3J	Bicycle and Car Parking				
	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 Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.	Wentworthville Station is approximately 100m to the north-east. Guide to Traffic Generating Development rates below would apply.  0.6 x 97 (1br) = 58.2 0.9 x 353 (2br) = 317.6 1.4 x 73 (3br) = 102.2 Total = 478  Proposed: Residential – 478  0.2 x 523 (vis) = 104.6~105  Proposed: Visitor – 94, shortfall 11 spaces			

No.	Clause	Comment	Yes	No	N/A
	<del>-</del>				
	The car parking needs for a development must be provided off				
	street.				
3J-2	Parking and facilities are provided for	$\square$			
3J-3	Car park design and access is safe a	nd secure.		Ħ	
3J-4	Visual and environmental impacts of	underground car parking are		Ħ	
	minimised.				
3J-5	Visual and environmental impacts of	on-grade car parking are			
3J-6	minimised.	shave ground england our			
33-6	Visual and environmental impacts of parking are minimised.	above ground enclosed car			
Part 4 –	Designing the Building				
4A	Solar and Daylight Access				
4A-1	To optimise the number of apartment	s receiving sunlight to habitable			
	rooms, primary windows and private	open space.			
	Design Criteria				
	Living rooms and private open	Based on the solar diagram			
	spaces of at least 70% of	provided by the applicant below			
	apartments in a building receive a minimum of 2 hours direct sunlight	(Table 2), 377/523 units (72.08%) achieve 2 hours			
	between 9 am and 3 pm at mid-	minimum.			
	winter in the Sydney Metropolitan				
	Area and in the Newcastle and				
	Wollongong local government				
	areas.				
	A maximum of 15% of apartments	Max 67/523 units (12.8%) do not			
	in a building receive no direct	receive direct solar access.			
	sunlight between 9 am and 3 pm at mid-winter.				
4A-2	Daylight access is maximised where	sunlight is limited.			
4A-3	Design incorporates shading and gla				
	months.	,,			
4B	Natural Ventilation				
4B-1	All habitable rooms are naturally vent				
4B-2	The layout and design of single asperventilation.	ct apartments maximises natural			
4B-3	The number of apartments with natur				
	to create a comfortable indoor enviro	nment for residents.			
	Design Criteria	160/060 (64.60/) -f !!			
	At least 60% of apartments are naturally cross ventilated in the first	168/260 (64.6%) of units are		ΙШ	$  \; \sqcup \;  $
	nine storeys of the building.	naturally cross ventilated for the first nine storey. Apartments at			
	Apartments at ten storeys or	ten storey and above are			
	greater are deemed to be cross	provided with balconies that			
	ventilated only if any enclosure of	allow adequate natural			
	the balconies at these levels allows	ventilation and cannot be fully			
	adequate natural ventilation and	enclosed.			
	cannot be fully enclosed.				
	Overall depth of a cross-over or	No cross-over or cross-through			
	cross-through apartment does not	apartment exceeds 18m.			╽╙
	exceed 18m, measured glass line	,			
	to glass line.				
4C	Ceiling Heights				
4C-1	Ceiling height achieves sufficient natu	ural ventilation and daylight			
	access.				
	Design Criteria				

No.	Clause	Comment	Yes	No	N/A
	Measured from finished floor level	Min. 2.7m	$\boxtimes$		
	to finished ceiling level, minimum ceiling heights are:				
	Celling heights are.				
	Min. Ceiling Height				
	- Habitable Rm = 2.7m				
	- Non-Habitable Rm = 2.4m				
	These minimums do not preclude higher ceilings if desired.				
	Thigher centrigs it desired.				
	If located in mixed used areas -				
	3.3m for first floor level to promote	Exceeds 3.3m	$\bowtie$		
40.0	future flexibility of uses.			H	
4C-2	Ceiling height increases the sense of provides for well-proportioned rooms.			ш	
4C-3	Ceiling heights contribute to the flexib				
	the building.	, 3			
4D	Apartment Size and Layout				
4D-1	The layout of rooms within an apartm				
	and provides a high standard of amer  Design Criteria	nity.			
	Apartments are required to have	All units meet the minimum ADG			
	the following minimum internal	sizes.			
	areas:				
	Min Internal Area				
	Min. Internal Area - Studio = 35m <sup>2</sup>				
	- 1 b/r unit = 50m <sup>2</sup>				
	- 2 b/r unit = 70m <sup>2</sup>				
	- 3 b/r unit = 90m <sup>2</sup>				
	The entire internal areas include				
	The minimum internal areas include only one bathroom. Additional				
	bathrooms increase the minimum				
	internal area by 5m <sup>2</sup> each.				
	·				
	A fourth bedroom and further				
	minimum internal area by 12m <sup>2</sup>				
	each.				
	Every habitable room must have a	Every habitable room has a	$\square$	П	
	window in an external wall with a	window in an external wall with			
	total minimum glass area of not	the minimum glass area.			
	less than 10% of the floor area of the room. Daylight and air may not				
	be borrowed from other rooms.				
4D-2	Environmental performance of the ap	artment is maximised.	$\square$		
	Design Criteria				
	Habitable room depths are limited	The proposed development			
	to a maximum of 2.5 x the ceiling	complies with this requirement.			
	height.  In open plan layouts (where the	All residential units open plan			
	living, dining and kitchen are	layouts are capable to provide			
	combined) the maximum habitable	maximum habitable room depth			
	room depth is 8m from a window.	of 8m from a window, with the			
		exceptions of 3 bedroom units			
		located on buildings T3 and T4 with nil setbacks to the eastern			
		and western side boundaries.			
		These units will have maximum			

No.	Clause	Comment		No	N/A
		habitable room depth of 9.8m to			
4D-3	Apartment layouts are designed to ac	the kitchen wall/splashback.		$t_{T}$	
	household activities and needs.				
	Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space).	Satisfactory.			
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Satisfactory. All bedrooms have minimum dimension of 3m.			
	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.	Most apartments width comply with these requirements. However, some 2 bedroom apartments may be provided with width slightly less than 4m. Condition is to be imposed to ensure that minimum width of 4m will be provided for all 2 bedroom apartments.			
	The width of cross-over or cross- through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Provided, subject to condition.			
4E	Private Open Space and Balconies		L 5-3		
4E-1	Apartments provide appropriately size balconies to enhance residential ame <b>Design Criteria</b>				
	All apartments are required to have primary balconies as follows:	The dimensions and areas of all balconies comply with the standards.			
	Min. Balcony Areas / Depths - Studio = 4m³ / no min. depth - 1 b/r unit = 8m³ / 2m - 2 b/r unit = 10m³ / 2m - 3 b/r unit = 12m³ / 2.4m  The minimum balcony depth to be				
	counted as 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 15m <sup>2</sup> and a minimum depth of 3m.	Not proposed.			
4E-2	Primary private open space and balcon enhance liveability for residents.	onies are appropriately located to			
4E-3	Private open space and balcony desi	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.			
4E-4	<u> </u>	ate open space and balcony design maximises safety.			
4F	Common Circulation and Spaces				
4F-1	Common circulation spaces achieve service the number of apartments.  Design Criteria	good amenity and properly			
	The maximum number of apartments off a circulation core on a single level is eight.	One core serving max 8 units.			
	For buildings of 10 storeys and over, the maximum number of	54 apartments			

No.	Clause	Comment	Yes	No	N/A	
	apartments sharing a single lift is 40.					
	Daylight & natural ventilation to be	Provided.				
	provided to CCS above ground					
	level. Windows should be at ends of corridors or next to core.					
4F-2		ommon circulation spaces promote safety and provide for social				
	interaction between residents.					
4G	Storage					
4G-1	Adequate, well designed storage is p	rovided in each apartment.				
	Design Criteria	C4				
	In addition to storage in kitchens, bathrooms and bedrooms, the	Storage areas have been provided within the units and		Ш		
	following storage is provided:	overhead storage within the				
		basement. Condition is to be				
	Min. Storage Areas	imposed to enforce this.				
	- Studio = 4m <sup>3</sup> - 1 b/r unit = 6m <sup>3</sup>					
	- 1 b/r unit = 61119   - 2 b/r unit = 8m <sup>3</sup>					
	- 3 b/r unit = 10m <sup>3</sup>					
	At least 50% of the required					
	storage is to be located within the apartment.					
4G-2	Additional storage is conveniently loc	tated, accessible and nominated				
	for individual apartments.					
4H	Acoustic Privacy					
4H-1	Noise transfer is minimised through	Considered satisfactory, subject				
	the sitting of buildings and building layout.	to compliance with BCA requirements for noise				
	layout.	transmission.				
4H-2	Noise impacts are mitigated within ap		П			
_	acoustic treatments.					
4J	Noise and Pollution					
4J-1	In noisy or hostile environments the in pollution are minimised through the c					
	buildings.	arcial sitting and layout of				
4J-2	Appropriate noise shielding or attenu	ation techniques for the building	$\square$			
	design, construction and choice of ma	aterials are used to mitigate noise				
4K	transmission.					
4K-1	Apartment Mix A range of apartment types and sizes	s is provided to cater for different				
	household types now and into the fut					
4K-2	The apartment mix is distributed to su		$\boxtimes$			
	building.					
4L	Ground Floor Apartments	where ground floor enertments				
4L-1	Street frontage activity is maximised are located.	where ground hoor apartments				
4L-2	Design of ground floor apartments de					
	residents.					
4M	Façades					
4M-1	Building facades provide visual interesting the character of the local a					
4M-2	Building functions are expressed by t		$\vdash$ $\Box$			
4N	Roof Design					
4N-1	Roof treatments are integrated into the	ne building design and positively				
	respond to the street.		<u> </u>			
4N-2	Opportunities to use roof space for re	esidential accommodation and	$\boxtimes$			
	open space are maximised.					

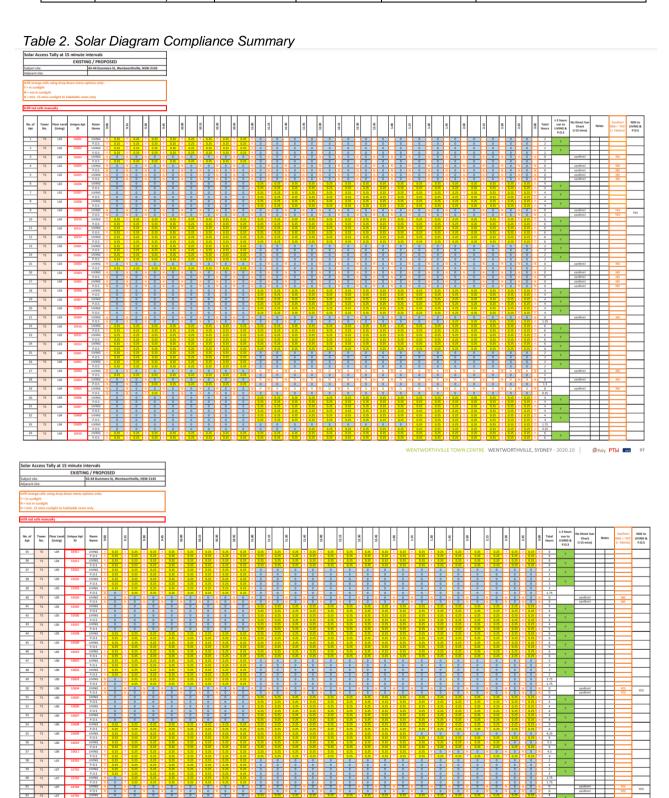
No.	Clause Comment			No	N/A
4N-3	Roof design incorporates sustainabili	ty features.			
40	Landscape Design				
40-1	Landscape design is viable and susta	ainable.			
40-2	Landscape design contributes to the	streetscape and amenity.		ĪΠ	
4P	Planting on Structures	·		<u>. – – </u>	
4P-1	Appropriate soil profiles are provided				
4P-2	Plant growth is optimised with approp			ĦΠ	
4P-3	Planting on structures contributes to			$+$ $\forall$	$\vdash \vdash \vdash$
" "	communal and public open spaces.	and quality and amornity of			
4Q	Universal Design			1	
4Q-1	Universal design features are include	ed in apartment design to promote			
	flexible housing for all community me				
4Q-2	A variety of apartments with adaptab	le designs are provided.			
4Q-3	Apartment layouts are flexible and ac	ccommodate a range of lifestyle	$\boxtimes$		
	needs.				
4R	Adaptive Reuse			_	
4R-1	New additions to existing buildings an				
4R-2	complementary and enhance an area Adapted buildings provide residential			$\vdash$	
412	future adaptive reuse.	amenity while not precidding	$  \; \sqcup \;$		
4S	Mixed Use			1	
4S-1	Mixed use developments are provided in appropriate locations and				
	provide active street frontages that en				
4S-2	Residential levels of the building are				
	and safety and amenity is maximised				
4T	Awnings and Signage				
4T-1	Awnings are well located and comple	ement and integrate with the			
47.0	building design.	desired streets are about the		$\vdash$	
4T-2	Signage responds to the context and	desired streetscape character.			
4U	Energy Efficiency				
4U-1	Development incorporates passive en			<u> 1 Ц</u>	
4U-2	Development incorporates passive so				
41.1.0	storage in winter and reduce heat tra			$\vdash$	$\vdash$
4U-3	Adequate natural ventilation minimise ventilation.	es the need for mechanical			
4V	Water Management and Conservat	ion		-	
4V-1	Potable water use is minimised.		$\boxtimes$		
4V-2	Urban stormwater is treated on site be receiving waters.	efore being discharged to			
4V-3	Flood management systems are integ		$\vdash \sqcap$		
4W	Waste Management				
4W-1	Waste storage facilities are designed				
,	streetscape, building entry and amen				
4W-2	Domestic waste is minimised by prov				
	separation and recycling.				
4X	Building Maintenance				
4X-1	Building design detail provides protect	ction from weathering.			
4X-2	Systems and access enable ease of	maintenance.			
4X-3	Material selection reduces ongoing m	naintenance costs.		T	
	J - 3				

Table 1. Building Separation Non-compliances Summary

Level	Location	Elevation	Building separation required	Building separation proposed	Comments
2	10209 & 10210 (T1)	Internal	12m	1.3m-8.2m	Between balconies and windows

2	20209 & 20210 (T2)	Internal	12m	1.3m-8.2m	Between balconies and windows
2	30207, 30208 (T3) & 30201 (T3), 10205 (T1)	Internal	12m	3m-11.3m	Between balconies and windows
2	40206, 40207 (T4) & 40201 (T4), 20205 (T2)	Internal	12m	3m-11.3m	Between balconies and windows
3	10309 & 10310 (T1)	Internal	12m	6.3m-10.5m	Between balconies and windows
3	20309 & 20310 (T2)	Internal	12m	6.3m-10.5m	Between balconies and windows
3	30308 (T3) & 30301 (T3), 10305 (T1)	Internal	12m	2.4m-11.2m	Between balconies and windows
3	40307 (T4) & 40301 (T4), 20305 (T2)	Internal	12m	2.4m-11.2m	Between balconies and windows
4	10409 & 10410 (T1)	Internal	18m	6.3m-10.5m	Between balconies and windows
4	20409 & 20410 (T2)	Internal	18m	6.3m-10.5m	Between balconies and windows
4	30408 (T3) & 30401 (T3), 10405 (T1)	Internal	18m	2.4m-11.2m	Between balconies and windows
4	40407 (T4) & 40401 (T4), 20405 (T2)	Internal	18m	2.4m-11.2m	Between balconies and windows
5	10508 (T1) & western side boundary (46-50 Dunmore St)	External	18m	Nil	Balcony & neighbouring property
5	20508 (T2) & eastern side boundary (21 Dunmore St)	External	18m	Nil	Balcony & neighbouring property
5	10501, 10502 & common room (T1) 20501, 20502 & common room (T2)	Internal	18m	6m	Between balconies
5	30503 (T3) & 40503 (T4)	Internal	18m	14.8m	Between balconies
5	10503 (T1) & 20503 (T2) south facing balconies	Internal	18m	1.6m	Overlooking to all balconies and windows to the south
5	20504 (T2) & 40501 (T4) east facing windows	Internal	18m	1m	Overlooking to all balconies and windows to the north and south
5	10504 (T1) & 30501 (T3) west facing windows	Internal	18m	1m	Overlooking to all balconies and windows to the north and south
6	10604 (T1) & 20604 (T2) south facing balconies	Internal	18m	Nil	Overlooked by COS
8	30701, 30702 (T3) & 40701, 40702 (T4)	Internal	24m	18m	Between balconies and windows
9	Rooftop COS (T4) & eastern	External	24m	Nil	COS & neighbouring property

	side boundary (53 Station St)				
9	Rooftop COS (T3) & western side boundary (6 Garfield St)	External	24m	Nil	COS & neighbouring property



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