

An architectural rendering of a modern urban development at dusk. The scene features a row of buildings with large, arched glass windows and brickwork. The ground floor is filled with shops, including 'Paws', 'Village Books', 'Rozelle Cellar', 'SCOOPS', and 'STEM'. The upper floors have balconies with greenery and modern glass railings. String lights are strung across the street, and people are walking on the paved sidewalk. A large tree with purple flowers is on the left.

Rozelle Village

COUNCIL RFI RESPONSE TABLE

135 - 152 Victoria Road, Rozelle

20220063-AR-DA002 Revision [A] - 17 MAY 2023

**scott
carver**

Purpose of Report & Contents

The purpose of this report is to communicate the detailed responses to the Council RFI received on Friday the 28th April 2023. Scott Carver has prepared a detailed response table that outlines design alternations and clarifications to adequately to respond to the RFIs. This response table should be read in conjunction with the planning consultant response.

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02 / SEPP65 Response Table

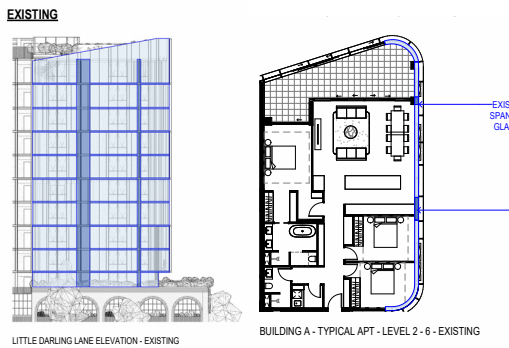


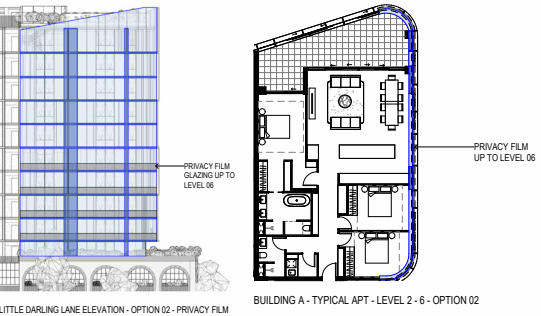


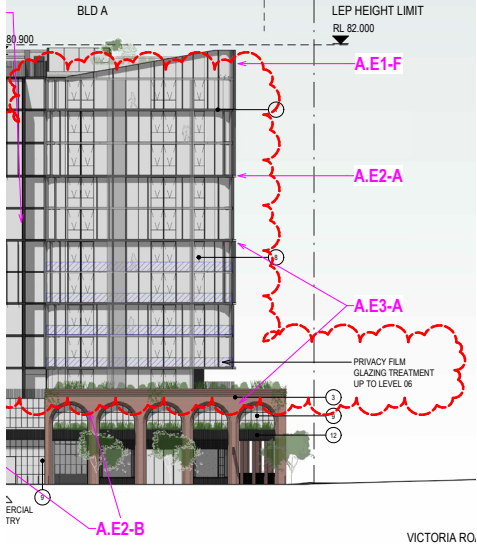

03 / ADG Response Table





04 / SEPP65 Unit Summary Table

Council RFI

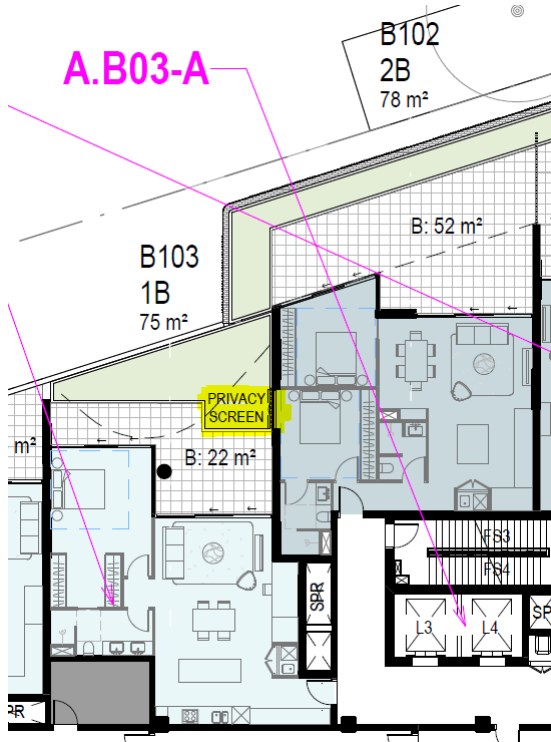

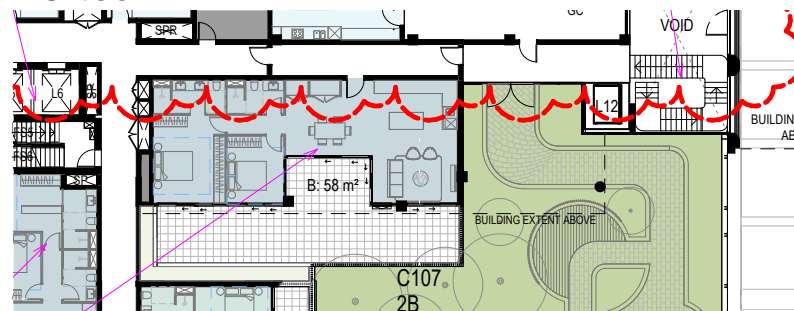





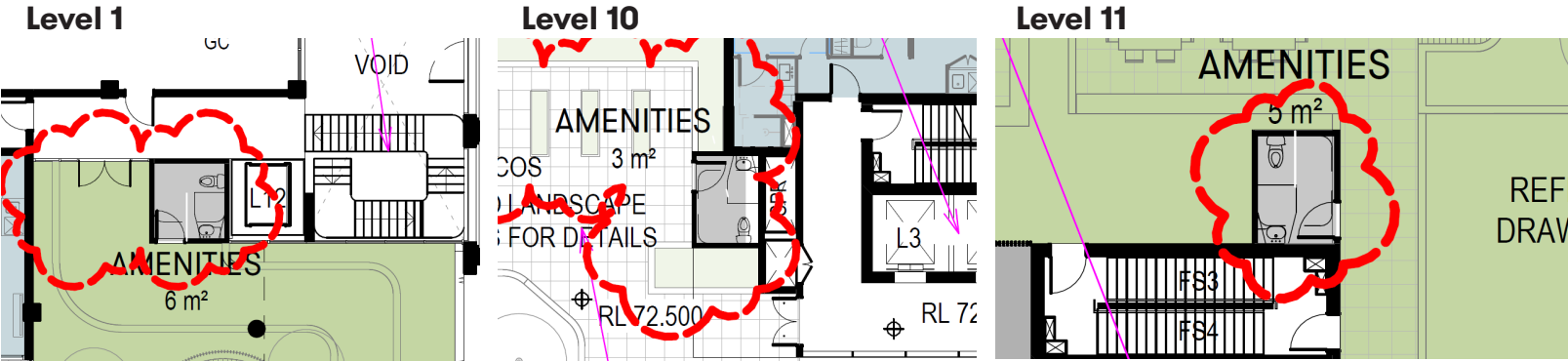

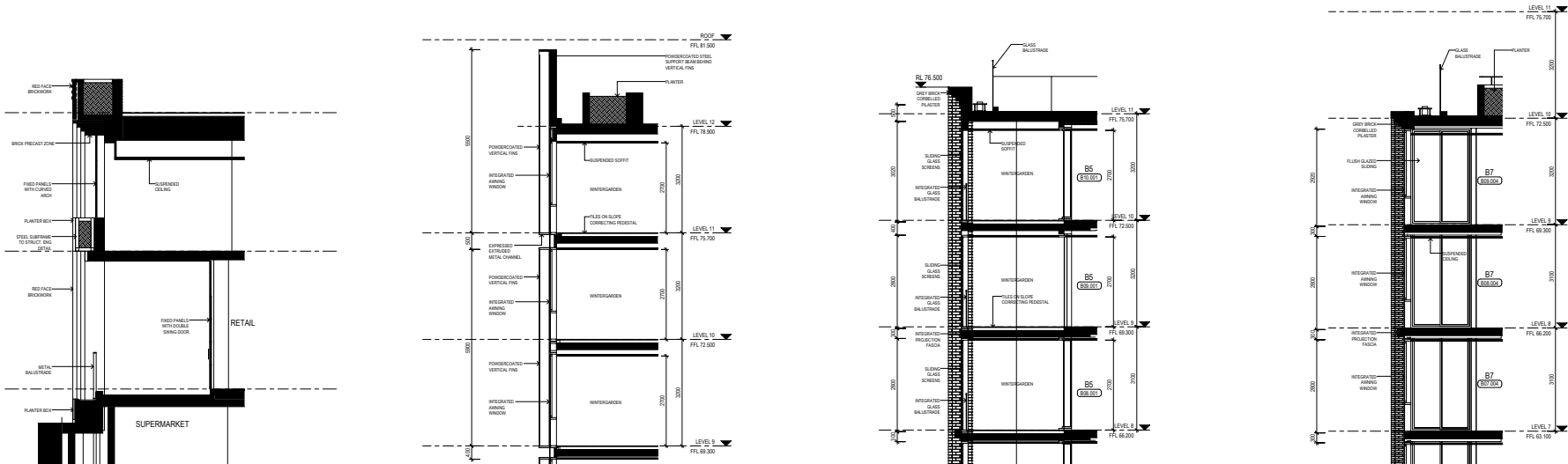

Response Table

Council RFI Received 28 th April 2023 - Response Table			
Item	Panel Comments	Response/Resolution	Achieved
01. Design changes required	<p>a. The glassy Building A at the eastern corner of the site includes lower level apartments which are likely to be exposed to visual privacy issues from Victoria Road and the properties to the south-east (addressing Darling Street) which are expected to be redeveloped in future. The applicant should consider effective design strategies to improve residential amenity and privacy in the vicinity of the south-eastern site interface.</p>	<p>The design team have reviewed strategies for additional privacy to the east facing apartments in the Glassy Building A.</p> <p>Existing (S4.55) - Utilises mixture of vision, spandrel panel and vertical fins to manage amenity and privacy.</p> <div>  </div> <div>  </div> <div>  </div> <p>Revised facade strategies - Utilises existing solid glass spandrel panels and the application of a mid level translucent glazing film/frit design combined with a minor reduction in external architectural vertical fins. This approach manages privacy whilst maintaining resident amenity and access to views.</p> <div>  </div> <div>  </div> <div>  </div> <div>  </div>	

Council RFI Received 28 th April 2023 - Response Table			
Item	Panel Comments	Response/Resolution	Achieved
01. Design changes required	<p>b. Reintroducing some form of stronger horizontal expression would be appropriate to the residential nature of this building and would also assist with the balance of horizontal and vertical elements within the overall building composition. Such a strategy should also consider the management of built form and scale from Victoria Road viewpoints</p>	<p>Horizontal expression has been strengthened in the facade articulation by increasing depth and size of horizontal elements. In order to maintain appropriate facade proportion and modulation the horizontal elements have been balanced so as not to dominate the overall expression.</p> <p>Plaza Side Buildings - Additional horizontal treatment has been added at every level to the plaza side facades, this approach reduces the 'double height' facade articulation in the existing S4.55 design, and strengthens the horizontal expression whilst complementing the overarching design intent.</p> <div>   </div> <p>Victoria Road Buildings - Additional horizontal treatment at every level to the facades fronting Victoria Road is not a desirable outcome. The existing double height expression in the current S4.55 design create slightly taller and more slender forms, an appropriate urban design response to the large arterial road and surrounding fabric that these facades address.</p> 	

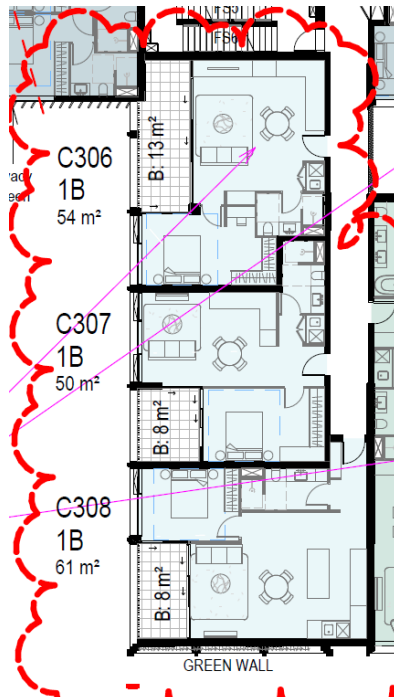
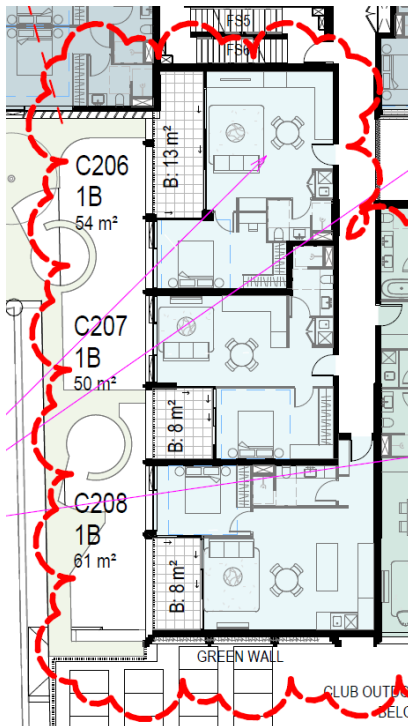


Council RFI Received 28 th April 2023 - Response Table			
Item	Panel Comments	Response/Resolution	Achieved
01. Design changes required	<p>c. Further resolution and refinement of the following internal layouts is encouraged to resolve various concerns:</p> <ul style="list-style-type: none">01C(A): Snorkelled’ bedrooms within typical apartments B101, C104, A202, A602, A604 (and all other apartments with similar layouts) should be carefully justified to ensure the full extent of the window is visible from all points within the room;01C(B) Combined living, dining and kitchen areas with depths greater than 8m should be avoided to ensure consistency with the guidance offered within the NSW Apartment Design Guide (ADG) Part 4D-2communal open space within the proposal should be provided with an outdoor kitchenette or a barbeque, a sink, and a unisex accessible toilet.	<p>01C(A)We have reviewed the identified units identified. Refer to commentary below :</p> <ul style="list-style-type: none">B101 - The design team have reviewed the layout collectively and believe the amenity of the bedroom will be compromised by adjusting the window position to the bedroom to achieve visibility from all positions in the room. Additionally this would create a undesirable notch/nook in the apartment wintergarden. In summary, we believe the existing window position provides the optimum balance of amenity and functionality.C104 - The window in this room achieves full visibility from all positions within the room.A202 - This bedroom arrangement and window position reflects the arrangement in the approved DA. The window in this room also achieves full visibility from all positions within the room.A602 - This bedroom arrangement and window position reflects the arrangement in the approved DA. The window in this room also achieves full visibility from all positions within the room.A604 - This bedroom arrangement and window position reflects the arrangement in the approved DA. The window in this room also achieves full visibility from all positions within the room. <p>01C(B)We have review combined living dining depths against approved DA and provide amended layouts to satisfy response. We note that 4D-2 does not relate to communal open space.</p> <div><p>The image contains three architectural floor plans for apartment units, each enclosed in a red dashed border. The plans are labeled as follows:</p><ul style="list-style-type: none">Plan 1 (Left): Labeled 'BLD B - 3BED_TYP 5' with a scale of 1:50. It shows a unit with a living area of 127 m² and a bedroom area of 17 m². A table below the plan lists unit area, room area, and compliance status.Plan 2 (Middle): Labeled 'BLD A - 3BED_TYP 4' with a scale of 1:50. It shows a unit with a living area of 112 m² and a bedroom area of 21 m². A table below the plan lists unit area, room area, and compliance status.Plan 3 (Right): Labeled 'DA - BLD C - 2BED_TYP 2' with a scale of 1:50. It shows a unit with a living area of 90 m² and a bedroom area of 10 m². A table below the plan lists unit area, room area, and compliance status.</div>	<div>✓</div>

Council RFI Received 28 th April 2023 - Response Table			
Item	Panel Comments	Response/Resolution	Achieved
01. Design changes required	<ul style="list-style-type: none">01C(C) Potential inter-tenancy privacy issues between the master bedrooms of typical apartment B102 and the balconies of typical apartment B103 should be resolved. The Panel is concerned that privacy screens alone are unlikely to resolve acoustic privacy issues due to the adjacencies.01C(D) Although not specifically discussed at the meeting, residential storage volumes for all apartments should be confirmed in terms of consistency with Part 4G of the NSW ADG.01C(E) There are potential privacy issues at the re-entrant corner where typical apartment C107 is located. The bedrooms and balconies are in close proximity to the common corridors and reconfiguration is recommended to avoid visual and acoustic privacy issues. The outlook of bedrooms from typical apartment C207 into a blank wall should also be reconsidered.	<p>01C(C) SC has amended this arrangement in DD. Updated arrangement can be provided. The design uses double glazing to meet acoustic, visual and thermal performance requirements.</p>  <p>01C(D) We confirm that all ADG residential storage requirements are met or exceeded in the design. An additional drawing (AD-DA615) has been provided in the revised S4.55 drawing set that outlines these storage volumes and compliance.</p> <p>01C (E) Privacy screening and elevated planting has been utilised to ensure adequate privacy has been achieved. The proposed arrangement is an improved condition compared to the Approved DA design and provides improved amenity and outlook.</p> <div><div><p>Approved DA</p></div><div><p>S4.55</p></div></div>	

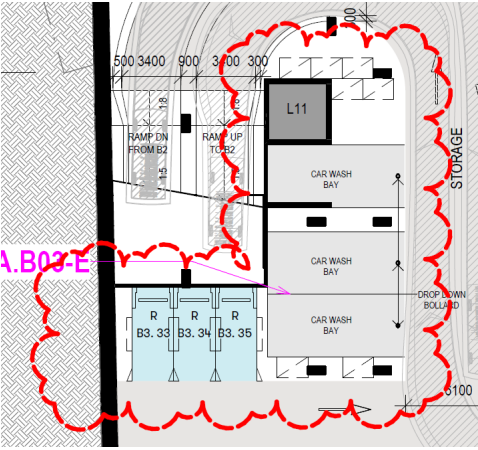
Council RFI Received 28 th April 2023 - Response Table			
Item	Panel Comments	Response/Resolution	Achieved
01. Design changes required	d. The panel suggested that the width and proportion of the central stair off Victoria Avenue linking to Tigers Lane be reviewed.	<p>The Tigers Lane stair width has been increased to 3m in width, and reconfigured to widen at the interface with the pedestrian walkway, providing a grander arrival gesture whilst balancing the proportion of the entry point at lane level.</p> 	
01. Design changes required	e. Each communal open space within the proposal should be provided with an outdoor kitchenette or a barbeque, a sink, and a unisex accessible toilet.	<p>Communal Open Spaces have been programmed to achieve a diversity of uses across the available rooftop spaces for the development. BBQ's have been provided in each of the primary communal open spaces, except for the private, respite focused Level 10 space located in Building A. Sinks have not been allocated as the design team was concerned about hygiene issues. A provision for sinks can be accommodated should this be a necessity.</p> <p>Unisex accessible toilets have been placed in key communal areas at Level 1, Level 10 and Level 11.</p> 	
01. Design changes required	f. Developed architectural documentation should include details of each primary façade type setting out the design intent with 1:20 or 1:50 sections indicating materials, balustrade types and fixing, junctions, rainwater drainage including any downpipes, A/C condenser unit enclosures, any acoustic plenums and similar details in line with the Department of Planning and Environment Application requirements March 2022 1.2(k).	<p>1:50 sections have been provided for each of the primary facade and added into the S4.55 Drawing Set - DA617 Facade Type Sections</p> 	

Council RFI Received 28 th April 2023 - Response Table			
Item	Panel Comments	Response/Resolution	Achieved
02. Additional information to demonstrate compliance with SEPP No. 65/ADG requirements	<p>a. To ensure compliance with SEPP No. 65/ADG requirements, in particular in relation to midwinter solar access, natural cross ventilation, maximum proportion of south-facing apartments, apartment sizes, storage areas, additional information is required. As the proposal involves a redesign of the apartments including its orientation, sizes and apartment mix, a SEPP No. 65 assessment is to be provided to ensure all the requirements in the ADG requirements can be achieved. To assist in demonstrating the SEPP No. 65 Assessment, it is requested that tables (preferably in excel format) are provided that demonstrate:</p> <ul style="list-style-type: none"> the sizes of the apartments; the storage areas each apartment; the bedroom sizes; the living room sizes; the private open space sizes; the amount of solar access received by each apartment; and the natural ventilation received by each apartment. 	<p>A SEPP 65 Design assessment table has been provided in Part 02 of this document.</p> <p>A detailed schedule has been created identifying all of the requested parameters and is provided in Part 04 of this document.</p>	
03. Shadow diagrams that demonstrate the differences between approved development and proposed modifications.	<p>a. Additional shadows are requested to indicate the difference between the approved development and proposed modification. This is to identify what the additional impacts (if any) there are in comparison to the approved development.</p> <p>It is requested that shadow diagrams are provided in plan and elevation view of existing and proposed overshadowing for 21 June and equinox at hourly intervals between 9am and 3pm. It is requested that a table identifying the approved and proposed outcomes is provided to each affected property.</p>	<p>Additional shadow diagrams have been provided in the amended drawing set.</p> <p>The shadow diagrams identify improved or neglible additional shadow impact to the surrounding context over the aapproved DA scheme.</p>	

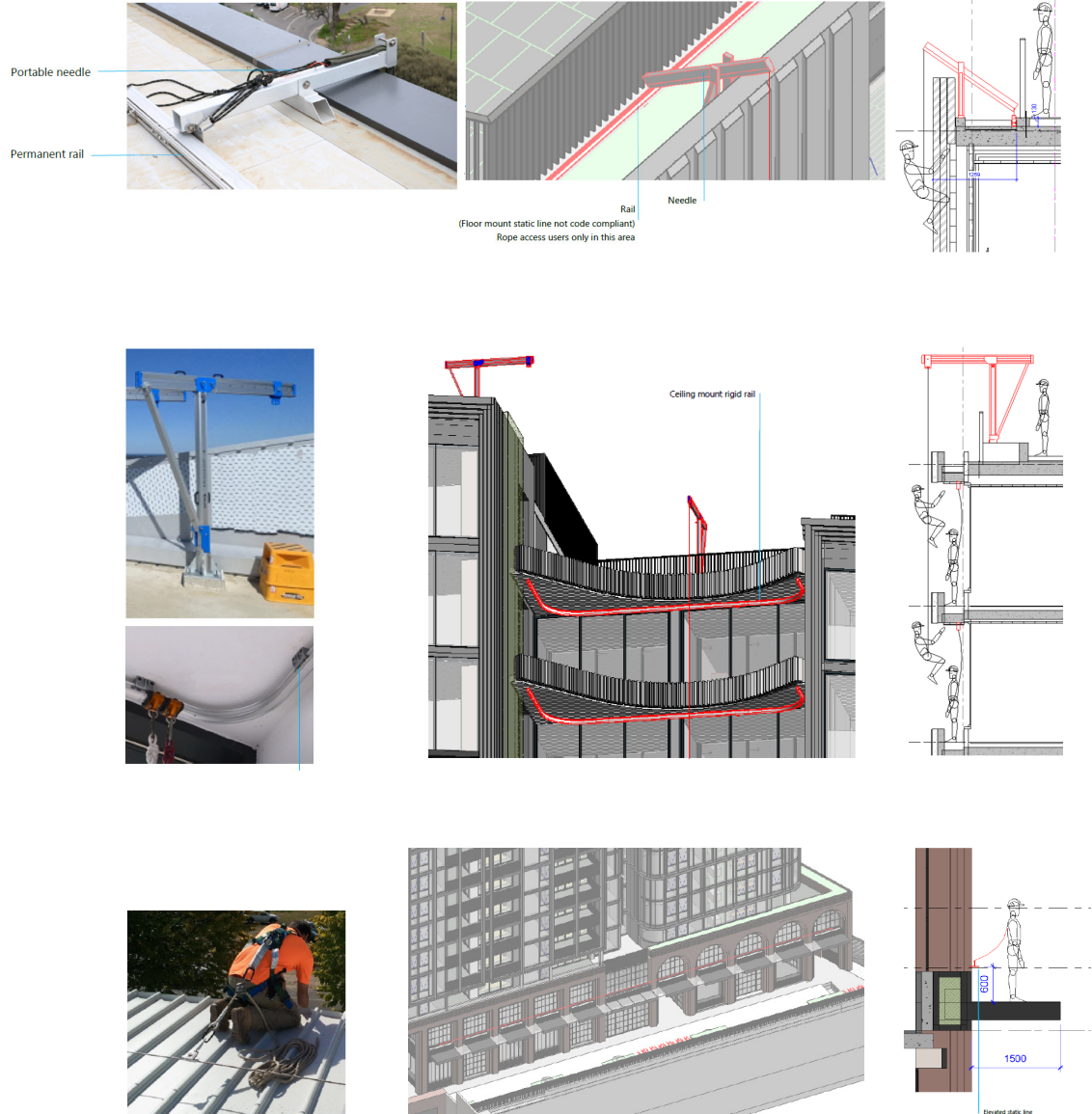

Council RFI Received 28th April 2023 - Response Table

Item	Panel Comments	Response/Resolution	Achieved																		
04. Additional information in relation to Diverse Housing development standard Section 19(6) of Leichhardt LEP 2000 and provisions of Section 4.55.	<p>b. It is requested that additional information is required in relation to the non-compliance with the Diverse Housing development standard and Section 4.55 be provided, to include, but not be limited to:</p> <ul style="list-style-type: none">Further information to be provided to justify the non-compliance with Diverse Housing Development standard. It is considered that the information at this stage has not demonstrated that the objective of Section 19(6) has been satisfied.Providing legal advice to outline that the change in apartment mix results satisfies the provisions of Section 4.55 and does result in the need for a new Development Application (DA).	<p>A separate statement has been provided by the planner as part of the response to this RFI. The design has been revised to increase in the number 1 bedroom apartments in the development.</p> <p>An additional 6 × 1 Bedroom units have been added on L2 - L3. This resulting in the below adjusted mix which increased 1B from 7% to 11%.</p> <table><tr><th>Unit Type</th><th>Count</th><th>% Mix</th></tr><tr><td>Studio</td><td>2</td><td>1%</td></tr><tr><td>1 Bedroom</td><td>17</td><td>11%</td></tr><tr><td>2 Bedroom</td><td>83</td><td>56%</td></tr><tr><td>3 Bedroom</td><td>47</td><td>47%</td></tr><tr><td>Total</td><td>149</td><td>100%</td></tr></table> <div></div>	Unit Type	Count	% Mix	Studio	2	1%	1 Bedroom	17	11%	2 Bedroom	83	56%	3 Bedroom	47	47%	Total	149	100%	
Unit Type	Count	% Mix																			
Studio	2	1%																			
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3 Bedroom	47	47%																			
Total	149	100%																			
05. Acoustic report	<p>An updated acoustic report is required to be submitted to assess the noise impact from the proposed modifications and demonstrate compliance with the specific noise criteria established in the previously Council approved acoustic reports for the site.</p>	<p>Refer to the updated acoustic report provided as part of the response to this RFI.</p>																			

Council RFI Received 28th April 2023 - Response Table

Item	Panel Comments	Response/Resolution	Achieved
06. Car wash spaces	The current car washing spaces only have a 2.4 metre width which is considered to be inadequate in width to be used as a car wash space. The basement parking must be amended to allow for 3 carwash bays with a minimum width of 3.6m each.	The carwash bays have been increased to 3.6m in width, resulting in some minor reconfiguration of parking and storage cages that results in further improvements in Basement level 2 & 3 design. 	✓
07. Commercial Waste	The following additional Information is requested in relation to the changes in supermarket/retail premises. <ul style="list-style-type: none"> WMP to show the amount of waste generated from the supermarket use and outline the ongoing waste management practices for this use including the number, size and types of bins, frequency of collections. Size of the proposed commercial waste room on the lower ground floor to be stated to ensure the required number and size of bins can be housed in the retail/commercial waste room. 	Additional information has been provided as part of this RFI response in relation to the Waste management of the retail and the Supermarket. In principle, there has been a negligible change in the waste management and volumes in comparison to the approved DA. All spatial allocations for these areas either meet or exceed the approved DA.	✓
08. Submissions	As part of the notification process a number of submissions have been received. These will be made available to you shortly. It is requested that you provide a detailed response to the submissions and outline any amendments to the plans to address the submissions as part of a response to this letter.	A separate statement has been prepared by the planner in response to the submissions received.	✓

Council RFI Received 28th April 2023 - Response Table

Item	Panel Comments	Response/Resolution	Achieved
09. Additional information required by SECPP	<p>a. As outlined in the SECPP minutes, it is requested that you provide details as to the VPA contribution made on the approved development and how that contribution would address issues on affordability of housing, particularly on how relates to population figures and existing provision of 1 bedroom units in locality.</p> <p>b. Propose a façade access strategy to ensure planter boxes and balconies can be accessed externally (located outside of winter gardens) for maintenance purposes by strata body.</p>	<p>a. A separate response has been prepared to provide further details on the housing affordability and provision of 1 bedroom units</p> <p>b. A detailed façade access strategy has been prepared for the project by a specialist consultant. Key extracts of this report are shown below. This strategy confirms that all façade access and maintenance for all external planting to be managed by the strata body, and accessed externally (from rooftops and the ground plane).</p> 	

SEPP 65 Response
Table



Design Verification Statement

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Inner West Council
PO Box 14
Petersham NSW 2049

To Whom It May Concern

18 November 2022



**Project [20220063] = Rozelle Mixed Use Development:
SEPP 65 Design Verification Statement.**

I, Thomas Hansen, confirm that Scott Carver has undertaken the design of the proposed residential and mixed-use development on the existing Balmain Leagues Club site on behalf of Heworth.

I confirm that the project has been designed to respond to the Design Principles of the State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development and the associated Apartment Design Guide.

A handwritten signature in black ink, appearing to read "thomashansen".

Thomas Hansen
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[20220063 - SEPP65 Design Verification Statement_S4.55] [18/11/2022]

1

SEPP65 - Principles	
Principles	Response
01 - Context & Neighbourhood	
<p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighborhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>The proposed design complies with Principle 1 in that it:</p> <ul style="list-style-type: none">• Responds to the characteristics of Tigers and Rozelle, that celebrates the high street, and the many celebrated and loved public spaces created by lanes, street gaps and plazas, accessed from all frontages.• Creates a public Plaza that has direct access on grade from Darling Street, through and encompassing the existing building facades that contribute to the Heritage Conservation Zone.• The location of the entrance to the key retail areas is close to Darling Street in order to allow existing business to flourish and become the ‘speciality’ offers of the supermarket. The scheme will help to support the economic viability of these businesses through increased activity, through residents, works, Club and retail patrons.• The public Plaza in turn is connected to both Waterloo Street and Victoria Road through a series of open and covered laneways, in order to enable multiple connection points and permeability of the site. This permeability will help to define the plaza as ‘public’ and a space that can be used for community events, child’s play and rest. Importantly it offers a respite or relief from the traffic and noise associated with Victoria Road.• The location of the Club allows for the Tigers to be the anchor to the plaza and retail precinct. The historic and social relevance of a community club becomes clear and legible.• The predominant bulk and scale of the development sits on Victoria Road in order to allow the development to step down to a maximum of three stories on Waterloo Street; allowing for the detailed design to reflect the scale and materiality of Waterloo Street, as it transitions from larger brick warehouse style buildings (on the corner of Darling Street) into the fine grain residential neighborhood of Rozelle.• The introduction of flexible and shared workspaces on Level 1 supports smaller businesses, start ups and local businesses; whilst increasing patronage to the retail offers and the plaza.• The residential common open space is located above the Club and on roof levels clearly separate from the public space of the plaza and lanes. Legibility and clarity of ownership is important.
02 - Built Form & Scale	
<p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the Street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The proposed design complies with Principle 2 in that it:</p> <ul style="list-style-type: none">• Proposes building heights have been retained within the existing permissible heights.• Complies with the maximum FSR provisions.• Scale and bulk along Waterloo Street is retained as three stories.• Heights to Darling Street are comparable to adjoining buildings by virtue of retaining the existing facades and traditional box awnings to the Street.• The location of the residential buildings is focused on Victoria Road, broken into three forms, with recessive links between. The location liberates the western half of the site to enable solar ingress into the plaza and reduce overshadowing to Waterloo Street.• The laneway connection to the plaza encourage views and vistas from the Streets into the plaza
03 - Built Form & Scale	

SEPP65 - Principles	
Principles	Response
<p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>The proposed design complies with Principle 3 in that it:</p> <ul style="list-style-type: none"> Proposes a mix of uses within the maximum floor space allowance under the planning controls. This mix includes Club, retail, commercial and residential and supports a diverse population and mix of potential residents, workers and patrons to the retail and Club. Residential development on the site is serviced by an extensive bus network along Victoria Road and back along Darling Street to the east and west. Residents on site and in the neighborhood will have improved service amenity through access to the supermarket and social/entertainment choice through access to the community Club and F&B Retail. Extensive roof gardens and common open space, coupled with the large plaza provide residents with choice and importantly outdoor areas for passive and active recreation. Apartments are afforded significant views and vistas, both to the fine grain neighborhoods of Rozelle and Tigers, but also distant views to the harbour and CBD.
04 - Sustainability	
<p>Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.</p>	<p>The proposed design complies with Principle 4 in that it:</p> <ul style="list-style-type: none"> As outlined in the Planning Report accompanying the submission, a range of sustainability commitments are provided. The design of the residential buildings allows for morning and afternoon sun to the apartment buildings with the western form of the towers splayed for solar orientation reasons. The split into three forms creates additional 'corners' for cross ventilation purposes. The landscaping to the residential common open space, creates a thermal mass above the Club to reduce heating and cooling loads. The plaza includes landscaping and awnings that will provide shade and protection in the summer months. Deep soil zones are provided where access to sunlight supports appropriate plant growth. Refer ESD and BASIX Assessment prepared by the specialist consultants.
05 - Landscape	
<p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighborhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbors' amenity, provides for practical establishment and long term management.</p>	<p>The proposed design complies with Principle 5 in that it:</p> <ul style="list-style-type: none"> Provides an integrated landscape and architecture solution to the public realm, communal podium and rooftops, private courtyards and additional green roofs and vertical greening. The scheme supports a variety of landscaping solutions, that can be designed to suit context, location, solar access and privacy needs and uses within and external to the site. Provides a landscaping solution along Victoria Road to create a series of terraces and planted buffer zones between the ground floor uses and Victoria Road. Provides a landscape and open space design that will allow for a programmed range of community uses for future occupants. The communal gardens and rooftops provide a significant amenity and will allow for both active and passive uses through the diversity of open space areas. Provides a landscaped solution to the plaza that will encourage community activation and dwell time, to ensure the plaza is occupied at all times of the day.

SEPP65 - Principles		
Principles		Response
06 - Amenity		
<p>Good design positively influences internal and external amenity for residents and neighbors. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.</p>		<p>The proposed design complies with Principle 6 in that it:</p> <ul style="list-style-type: none">Provides high quality street amenity with legible laneway connections to the site and opportunities for a range of address points for residents, workers, Club and retail patrons.Provides a variety of dwellings, including studios, 1, 2 & 3 bed apartments, and live-work arrangements.Ensures that apartment living spaces and their balconies are oriented towards views and solar opportunities.Proposed recessed windows in facades to ensure visual privacy.
07 - Safety		
<p>Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>		<p>The proposed design complies with Principle 7 in that it:</p> <ul style="list-style-type: none">The centrally located public plaza has a number of uses around it to encourage all day activation. This includes Club, retail and commercial uses. Above this, residential dwellings look out to the plaza and to Victoria Road.The laneways connecting from the Streets to the plaza have the capacity to benefit from passive surveillance and appropriately illuminated spaces. These lanes are very lineal and avoid dead ends or entrapment points.On the lower Street level of Victoria Road, residential address points share the frontage with terraces to the Club in order to ensure the additional passive surveillance from the Club.The building form along Waterloo Street, allows for a series of entrances off the Street for improved activation and passive surveillance.A common retail lift ensures all users arrive at a common point and clear circulation path in the plaza.
08 - Housing Diversity and Social Interaction		
<p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.</p>		<p>The proposed design complies with Principle 8 in that it:</p> <ul style="list-style-type: none">The proposed building floor plates allow for apartments to be planned with a diversity of size and mix.The introduction of affordable housing and live-work modules support a broad social mix and flexible housing solutions.Large common open spaces on roof levels for the residents promotes opportunities for social interaction.The plaza acts as a central point for the social interaction of the entire community, by ensuring a diversity of uses around it: Club, supermarket, retail, F&B, commercial and residents.
09 - Aesthetics		
<p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>		<p>The proposed design complies with Principle 9 in that it:</p> <ul style="list-style-type: none">Provides a diversity of built form and address points, allowing buildings to respond to the varying context of Victoria Road, Darling Street, Waterloo Street and the public plaza.Provides high quality and enduring architectural materiality through varied brickwork treatments, combined with fine grain detailing that resonates with the local character, whilst establishing benchmark design quality in the area.Incorporates the retention of building facades to Darling Street in support of the conservation zone.Incorporates a building form to Victoria Road that allows for apartments to reach out to views and solar orientation.

ADG Response Table

03

PART 3: SITING THE DEVELOPMENT		
3A - Site Analysis		
3A-1	Objective: Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	
	Comments	Consistency
	The principles of the original Approved DA siting and analysis remain unchanged. Refer to the S4.55 design report for detailed site information and comparison.	YES
3B - Orientation		
3B-1	Objective: Building types and layouts respond to the streetscape and site while optimising solar access within the development.	
	Comments	Consistency
	Taller buildings are located along Victoria Rd enabling optimised solar access to communal and public open spaces. Lower scale buildings are located on Waterloo St reflecting the scale and materiality of the existing neighbourhood.	YES
3B-2	Objective: Overshadowing of neighbouring properties is minimised during mid winter.	
	Comments	Consistency
	Current and proposed DCP requires no overshadowing of residential properties opposite in Waterloo St after 10.00am. Proposal complies.	YES
3C - Public Domain Interface		
3C-1	Objective: Transition between private and public domain is achieved without compromising safety and security.	
	Comments	Consistency
	No apartments are located on street level.	N/A
3C-2	Objective: Amenity of the public domain is retained and enhanced	
	Comments	Consistency
	Refer to the body of this report and the Landscape drawings for detail of the public domain treatment.	YES

3D - Communal and Public Open Space		
3D-1	Objective: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	
	Comments	Consistency
	Refer the Landscape drawings and the body of this report for detail of communal open space provision.	YES
	Design Criteria 1: Communal open space has a minimum area equal to 25% of the site	
	Comments	Consistency
	1,818 sqm of communal open space provided equating to 26% of the site. Proposed 1,400 sqm plaza (19% of site area) which is privately owned with public access (POP) is provided to offset the remainder of the provision. Plaza will provide additional amenity to the public and the residents. Which equates to a total of 3,023m ² or 41.2% of site area.	YES
	Design Criteria 2: 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).	
	Comments	Consistency
	Refer to Landscape and the body of the report for analysis of sunlight to the principal usable communal open space.	YES
3D-2	Objective: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	
	Comments	Consistency
	Refer the Landscape drawings and the body of this report for detail of communal open space provision.	YES
3D-3	Objective: Communal open space is designed to maximise safety.	
	Comments	Consistency
	Proposed communal open space at podium level above the Club and roof levels ensures access by residents only. The communal open space is overlooked by the apartments above.	YES
3D-4	Objective: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	
	Comments	Consistency
	Public open space provided in the form of the Plaza enhances the neighbourhood by providing connections from Darling St and between Victoria Rd and Waterloo St.	YES

3E - Deep Soil Zones		
3E-1	Objective: 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.	
	Comments	Consistency
	Deep soil zones are provided per the below design criteria.	YES
	Design Criteria 1: Deep soil zones are to meet the following minimum requirements: Site Area = <650sqm no minimum dimension DSZ is 7% of site area Site Area = 650sqm - 1,500sqm 3m minimum dimension DSZ is 7% of site area Site Area = >1,500sqm 6m minimum dimension DSZ is 7% of site area	
	Comments	Consistency
	Proposed 530 sqm deep soil equating to 7% of the site area. Plus 223 sqm planting on structure including the continuous soil vault under the Darling Lane trees equating to 3% of site area.	YES

3F - Visual Privacy		
3F-1	Objective: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	
	Comments	Consistency
	The built form and building separation distances fall within the approved DA design envelope.	YES
	Design Criteria 1: 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: - up to 4 levels 6m (habitable rooms and balconies) 3m (non-habitable rooms) - 5-8 levels 9m 4.5m - 9+ levels 12m 6m	
	Comments	Consistency
	Majority living area and main private open spaces are facing Victoria Road, plaza and communal open spaces. Proposed 6m setback to the north eastern façade of Building A is considered acceptable given the adjacent 3.75m wide lane and 3 storey height of existing retail and commercial premises opposite, whose permissible FSR is restricted by planning controls. Proposed 6m weighted setback to the north western façade of Building C is considered acceptable. Where building has less than 6m setback, visual privacy is achieved by recessed windows and privacy screens. Furthermore, adjoining sites are subject to planning controls restricting FSR.	YES

	Design Criteria 2: Note: 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 distances between neighbouring properties.	
	Comments	Consistency
	Majority living area and main private open spaces are facing Victoria Road, plaza and communal open spaces.	YES
3F-2	Objective: 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.	
	Comments	Consistency
	Majority living area and main private open spaces are facing north, north-east (Victoria Road) to maximise sunlight and views. Privacy to courtyard apartments from communal open spaces at podium level is achieved by wall and landscape enclosure. Privacy between adjacent balconies and between apartments is achieved by a combination of blade walls and fixed louvre screens.	YES

3G - Pedestrian Access and Entries		
3G-1	Objective: Building entries and pedestrian access connects to and addresses the public domain	
	Comments	Consistency
	Entries to the all three residential apartment buildings are consolidated off Tigers Lane. An additional street level access point is provided for Building C.	YES
3G-2	Objective: Access, entries and pathways are accessible and easy to identify	
	Comments	Consistency
	Entries to the buildings are fully accessible with paths of travel provided from the public domain and street.	YES
3G-3	Objective: Large sites provide pedestrian links for access to streets and connection to destinations	
	Comments	Consistency
	Pedestrian linkages are provided between Victoria Rd and Waterloo St as well as to darling St via the public open space Town Square.	YES

3H - Vehicle Access		
3H-1	Objective: Car park access should be integrated with the building's overall facade. Design solutions may include: <ul style="list-style-type: none"> - the materials and colour palette to minimise visibility from the street - minimise voids in the facade - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed. 	
	Comments	Consistency
	All parking and loading access has been designed to be integrated into the architectural built form. Spatial provisions for these access points minimise visual impact and are designed in accordance with traffic engineering and transport authority requirements.	YES

3J - Bicycle and Car Parking		
3J-1	Objective: Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	
	Comments	Consistency
	Car parking numbers reflect the DA conditions of consent and S4.55 RFI requirements received from council. Refer to Traffic Report.	YES
3J-2	Objective: Parking and facilities are provided for other modes of transport.	
	Comments	Consistency
	Bicycle provision has been made for staff and visitors in accordance with the relevant DCP, they align with the requirements of the Approved DA. Refer also to commentary within the Traffic Report.	YES
3J-3	Objective: Car park design and access is safe and secure	
	Comments	Consistency
	Retail, residential and commercial parking designed in accordance with the requirements of AS2890.1. Refer also to commentary within the Traffic Report.	YES
3J-4	Objective: Visual and environmental impacts of underground car parking are minimised.	
	Comments	Consistency
	Other than the vehicle entries, no part of the residential, commercial or retail parking is visible.	YES

3J-5	Objective: Visual and environmental impacts of on-grade car parking are minimised	
	Comments	Consistency
	All residential parking is provided in basement parking.	N/A
3J-6	Objective: Visual and environmental impacts of above ground enclosed car parking are minimised.	
	Comments	Consistency
	All residential parking is provided in basement parking.	N/A

PART 4: DESIGNING THE BUILDING (AMENITY)		
4A - Solar and Daylight Access		
4A-1	Objective: To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	
	Comments:	Consistency
		YES
	Design Criteria 1: 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.	
	Comments:	Consistency
	70% of apartments receive 2 hours of sun between 9am and 3pm. Refer architectural drawings and the body of this report for demonstration of solar access.	YES
	Design Criteria 2: 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.	
	Comments:	Consistency
		N/A
	Design Criteria 3: A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	
	Comments:	Consistency
	12% of apartments receiving no direct sunlight between 9 am and 3 pm at mid winter.	YES
4A-2	Objective: Daylight access is maximised where sunlight is limited.	
	Comments:	Consistency
	All apartments have habitable rooms receiving daylight which exceeds the minimum required by the BCA.	YES

4A-3	Objective: Design incorporates shading and glare control, particularly for warmer months.	
	Comments:	Consistency
	Substantial balcony overhangs provide shading to a significant number of living rooms and bedrooms. Where living areas are located on the outside face of the façade, maximising solar access, glazing is to be provided in accordance with the BASIX requirements to minimise solar heat gain. Glare control to be by provision of internal blinds. Refer BASIX/ESD reports for vision glazing requirements.	YES
4B - Natural Ventilation		
4B-1	Objective: All habitable rooms are naturally ventilated	
	Comments:	Consistency
	Provided greater than 5% of floor area opening to all habitable rooms that meets min BCA's requirement.	YES
4B-2	Objective: The layout and design of single aspect apartments maximises natural ventilation.	
	Comments:	Consistency
	Apartments depths have been kept to a minimum. The primary living spaces are all within close proximity to openings.	YES
4B-3	Objective: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	
	Comments:	Consistency
		YES
	Design Criteria 1: 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.	
	Comments:	Consistency
	67.46% of apartments in the first 9 levels [Level 1 – 8 inclusive] are cross ventilated. Refer architectural drawings and the body of this report for demonstration of compliance	YES
	Design Criteria 2: Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	
	Comments:	Consistency
	Complies	YES

4C - Ceiling Heights		
4C-1	Objective: Ceiling height achieves sufficient natural ventilation and daylight access	
	Comments:	Consistency
		YES
	Design Criteria 1: Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <ul style="list-style-type: none"> - 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 	
	Comments:	Consistency
	Proposed minimum 3.1m floor to floor heights facilitate the required 2.7m ceiling height for habitable rooms and 2.4m for non-habitable rooms.	YES
4C-2	Objective: Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	
	Comments:	Consistency
		YES
4C-3	Objective: Ceiling heights contribute to the flexibility of building use over the life of the building	
	Comments:	Consistency
		N/A

4D - Apartment Size and Layout		
4D-1	Objective: The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.	
	Comments:	Consistency
		YES

	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 bedroom / 70m ² 3 bedroom / 90m ² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each	
	Comments:	Consistency
	Proposed apartments internal areas meet or exceed the minimum ADG requirements.	YES
	Design Criteria 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	
	Comments:	Consistency
	All habitable rooms are provided with windows exceeding the minimum ADG and BCA criteria.	YES
4D-2	Objective: Environmental performance of the apartment is maximised	
	Comments:	Consistency
		YES
	Design Criteria 1: Habitable room depths are limited to a maximum of 2.5 x the ceiling height (in the case of a 2.7m ceiling height, this would be 2.7x2.5 = 6.75m)	
	Comments:	Consistency
	In open plan layouts, where the living, dining and kitchen are combined, maximum habitable room depth is no more than 8m from a window.	YES
	Design Criteria 2: In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	
	Comments:	Consistency
	As above	YES

4D-3	Objective: Apartment layouts are designed to accommodate a variety of household activities and needs	
	Comments:	Consistency
	Complies	YES
	Design Criteria 1: Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	
	Comments:	Consistency
	Complies	YES
	Design Criteria 2: Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	
	Comments:	Consistency
	Complies	YES
	Design Criteria 3: Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 	
	Comments:	Consistency
	Complies	YES
	Design Criteria 4: The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	
	Comments:	Consistency
	Complies	YES
4E - Private Open Space and Balconies		
4E-1	Objective: Apartments provide appropriately sized private open space and balconies to enhance residential amenity	
	Comments:	Consistency
	Complies. All balconies meet or exceed the minimum criteria.	YES

	Design Criteria 1: All apartments are required to have primary balconies as follows: Dwelling type/Minimum area/Minimum depth Studio apartments/4m ² /na 1 bedroom apartments/8m ² /2m 2 bedroom apartments/10m ² /2m 3+ bedroom apartments/12m ² /2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m	
	Comments:	Consistency
	Complies. All balconies meet or exceed the minimum criteria.	YES
	Design Criteria 2: 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	
	Comments:	Consistency
	Complies	YES
4E-2	Objective: Primary private open space and balconies are appropriately located to enhance liveability for residents	
	Comments:	Consistency
	All primary private open space and balconies are accessed from living spaces	YES
4E-3	Objective: Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	
	Comments:	Consistency
	Balcony design is a significant contributor to the overall aesthetic of the building.	YES
4E-4	Objective: Private open space and balcony design maximises safety	
	Comments:	Consistency
	Balconies and balustrades designed to comply with BCA requirements.	YES

4F - Common Circulation and Spaces		
4F-1	Objective: Common circulation spaces achieve good amenity and properly service the number of apartments	
	Comments:	Consistency
	Common circulation spaces are of generous width and provided with access to light and ventilation.	YES
	Design Criteria 1: The maximum number of apartments off a circulation core on a single level is eight.	
	Comments:	Consistency
	Complies. Average number of apartments off a circulation core on a single level is less than eight.	YES
	Design Criteria 2: For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	
	Comments:	Consistency
	Complies.	YES
4F-2	Objective: Common circulation spaces promote safety and provide for social interaction between residents	
	Comments:	Consistency
		YES
4G - Storage		
4G-1	Objective: Adequate, well designed storage is provided in each apartment	
	Comments:	Consistency
	Storage as required is accessed from circulation off living spaces.	YES

	Design Criteria 1: In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type /Storage size volume Studio apartments/4m3 1 bedroom apartments/6m3 2 bedroom apartments/8m3 3+ bedroom apartments/10m3 At least 50% of the required storage is to be located within the apartment	
	Comments:	Consistency
	A minimum of 50% of required storage is proposed inside the apartment and the other 50%+ located in residential basement parking levels, exceeding minimum volume requirements.	YES
4G-2	Objective: Additional storage is conveniently located, accessible and nominated for individual apartments	
	Comments:	Consistency
	Additional storage is proposed in the residential parking basement and will be allocated to specific apartments.	YES
4H - Acoustic Privacy		
4H-1	Objective: Noise transfer is minimised through the siting of buildings and building layout	
	Comments:	Consistency
	Refer the Noise Impact Assessment.	YES
4H-2	Objective: Noise impacts are mitigated within apartments through layout and acoustic treatments	
	Comments:	Consistency
	Open plan apartment arrangement groups kitchen and living spaces together. Bedrooms and bathroom spaces generally have offset entries and openings with respect to primary living spaces.	YES

4J - Noise Pollution		
4J-1	Objective: In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	
	Comments:	Consistency
	Refer the Noise Impact Assessment.	YES
4J-2	Objective: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	
	Comments:	Consistency
	Refer the Noise Impact Assessment.	YES

4K - Apartment Mix		
4K-1	Objective: A range of apartment types and sizes is provided to cater for different household types now and into the future	
	Comments:	Consistency
		YES
4K-2	Objective: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	
	Comments:	Consistency
		YES

4L - Ground Floor Apartments		
4L-1	Objective: Street frontage activity is maximised where ground floor apartments are located	
	Comments:	Consistency
	No ground floor apartments proposed	N/A
4L-2	Objective: Design of ground floor apartments delivers amenity and safety for residents	
	Comments:	Consistency
	No ground floor apartments proposed	N/A

4M - Facades		
4M-1	Objective: Building facades provide visual interest along the street while respecting the character of the local area	
	Comments:	Consistency
	Brick podium fine grained façade responds to the character of the local area. Articulated multi-storey residential buildings' facades achieve significant variety and visual interest by the use of cantilevered balconies, sliding screens and glazed window wall corner emphasis. Façade in Waterloo St respond to the scale and materiality of the residential neighbourhood opposite.	YES
4M-2	Objective: Building functions are expressed by the façade.	
	Comments:	Consistency
	Balconies are clearly expressed giving visual depth and contrast to the habitable spaces. Corner living spaces are also clearly expressed through the full height window wall treatment.	YES

4N - Roof Design		
4N-1	Objective: Roof treatments are integrated into the building design and positively respond to the street	
	Comments:	Consistency
	Roof edges to the multi-storey buildings are expressed as horizontal edges completing the geometric form of the buildings. Roofscapes in Waterloo St respond to the scale and materiality of the residential neighbourhood opposite.	YES
4N-2	Objective: Opportunities to use roof space for residential accommodation and open space are maximised.	
	Comments:	Consistency
	Communal open space is provided at podium level above the Club, the roof level of Building B, roof level of return buildings accessed from Building C and Building A. Access control arrangements will permit all residents access.	YES
4N-3	Objective: Roof design incorporates sustainability features	
	Comments:	Consistency
	Photovoltaic panels incorporated on the roof areas.	YES

4O - Landscape Design		
4O-1	Objective: Landscape design is viable and sustainable	
	Comments:	Consistency
	Refer to Landscape drawings.	YES
4O-2	Objective: Landscape design contributes to the streetscape and amenity	
	Comments:	Consistency
	Refer to Landscape drawings.	YES
4P - Planting on Structures		
4P-1	Objective: Appropriate soil profiles are provided	
	Comments:	Consistency
	Refer to Landscape drawings.	YES
4P-2	Objective: Plant growth is optimised with appropriate selection and maintenance	
	Comments:	Consistency
	Refer to Landscape drawings.	YES
4P-3	Objective: Planting on structures contributes to the quality and amenity of communal and public open spaces	
	Comments:	Consistency
	Refer to Landscape drawings.	YES
4Q - Universal Design		
4Q-1	Objective: Universal design features are included in apartment design to promote flexible housing for all community members	
	Comments:	Consistency
	The proposal achieves the required 20% silver level liveable apartments.	YES
4Q-2	Objective: A variety of apartments with adaptable designs are provided	
	Comments:	Consistency
	The proposal incorporates 10% adaptable apartments in accordance with LEP requirements.	YES

4Q-3	Objective: Apartment layouts are flexible and accommodate a range of lifestyle needs	
	Comments:	Consistency
		N/A
4R - Adaptive Reuse		
4R-1	Objective: New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	
	Comments:	Consistency
	No existing buildings are proposed for residential accommodation.	N/A
4R-2	Objective: Adapted buildings provide residential amenity while not precluding future adaptive reuse.	
	Comments:	Consistency
	No existing buildings are proposed for residential accommodation.	N/A
4S - Mixed Use		
4S-1	Objective: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	
	Comments:	Consistency
	Proposal is for a mixed-use development that includes a club, retail space, commercial area and residential.	YES
4S-2	Objective: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	
	Comments:	Consistency
	Residential lobbies are clearly identified and address the street and laneway, with good visibility from the public domain. Communal open space on the podium roof is accessible to residents only.	YES
4T - Awnings and Signage		
4T-1	Objective: Awnings are well located and complement and integrate with the building design	
	Comments:	Consistency
	Street awnings have been carefully considered and integrate with the building design. Proposed awnings for GF retail Darling Lane provide shade and weather protection over public footpaths, combined collonade connections increasing protected active retail frontages.	YES

4T-2	Objective: Signage responds to the context and desired streetscape character.	
	Comments:	Consistency
	Signage will be dominated by the retail component requirements. Signage subject to future Development Application in accordance with Council Policies.	CAN COMPLY

4U - Energy Efficiency		
4U-1	Objective: Development incorporates passive environmental design	
	Comments:	Consistency
	Minimum requirements for natural light to habitable rooms required by the BCA are typically exceeded. Refer the ESD and BASIX Assessment Report.	YES
4U-2	Objective: Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	
	Comments:	Consistency
	Refer the ESD and BASIX Assessment Report.	
4U-3	Objective: Adequate natural ventilation minimises the need for mechanical ventilation	
	Comments:	Consistency
	The proposal exceeds the required 60% of apartments below 9 storey's acting as cross ventilated apartments.	YES

4V - Water Management and Conservation		
4V-1	Objective: Potable water use is minimised	
	Comments:	Consistency
	Refer the ESD and BASIX Assessment Report.	YES
4V-2	Objective: Urban stormwater is treated on site before being discharged to receiving waters	
	Comments:	Consistency
	Refer the Civil Engineering design.	YES

4V-3	Objective: Flood management systems are integrated into site design	
	Comments:	Consistency
	Site not affected by flooding	N/A

4W - Waste Management		
4W-1	Objective: Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	
	Comments:	Consistency
	Refer the Waste Management Plan.	YES
4W-2	Objective: Domestic waste is minimised by providing safe and convenient source separation and recycling	
	Comments:	Consistency
	Refer the Waste Management Plan.	YES

4X - Building Maintenance		
4X-1	Objective: Building design detail provides protection from weathering	
	Comments:	Consistency
	Enduring, low maintenance materials utilised.	YES
4X-2	Objective: Systems and access enable ease of maintenance	
	Comments:	Consistency
	Refer to the Facade Access Strategy RFI response.	YES
4W-2	Objective: Material selection reduces ongoing maintenance costs	
	Comments:	Consistency
	Refer digital materials board within the design report.	YES

SEPP65 Unit

scott
carver

Summary Table

04

S4.55 - SEPP65 & ADG UNIT SUMMARY									
APARTMENT NUMBER	NO. OF BEDS	APARTMENT AREA	STORAGE AREA (INTERNAL)	STORAGE AREA (BASEMENT)	MIN. 3m BEDROOM SIZE ADG COMPLIANCE	MIN. 3.6 / 4m LIVING ROOM SIZE ADG COMPLIANCE	PRIVATE OPEN SPACE AREA	SOLAR ACCESS ACHIEVED	NATURAL / CROSS VENTILATION ACHIEVED
B.1015	0.5	43.01 m²	2.09 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
TH02	0.5	43.20 m²	2.59 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
TH03	0.5	43.16 m²	2.59 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B103	1	75.74 m²	6.81 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B.1014	1	60.86 m²	2.02 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C103	1	53.40 m²	5.03 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C104	1	52.10 m²	3.53 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C203	1	53.40 m²	5.03 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C204	1	52.95 m²	3.53 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C206	1	54.27 m²	3.24 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C207	1	50.33 m²	3.82 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C208	1	61.25 m²	3.48 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C303	1	53.40 m²	5.03 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C304	1	52.95 m²	3.53 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C306	1	54.27 m²	3.24 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C307	1	50.33 m²	3.82 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C308	1	61.25 m²	3.48 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C403	1	53.40 m²	5.03 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C404	1	52.95 m²	3.53 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
TH01	1	62.01 m²	7.37 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
TH04	1	62.82 m²	7.37 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A203	2	97.67 m²	7.43 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A204	2	91.68 m²	8.11 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A206	2	91.97 m²	6.48 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
A303	2	97.67 m²	7.43 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A304	2	92.51 m²	8.11 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A306	2	91.97 m²	6.48 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
A403	2	97.67 m²	7.43 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A404	2	92.51 m²	8.11 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A406	2	91.97 m²	6.48 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
A503	2	97.67 m²	7.43 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A504	2	92.51 m²	8.11 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A506	2	91.97 m²	6.48 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
A603	2	97.67 m²	7.43 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A604	2	92.51 m²	8.11 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A606	2	91.97 m²	6.48 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
A703	2	97.67 m²	7.43 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A704	2	93.06 m²	8.11 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A706	2	91.97 m²	6.48 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
A803	2	97.67 m²	7.43 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A804	2	92.51 m²	8.11 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A806	2	91.97 m²	6.48 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
A903	2	97.67 m²	7.43 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
A904	2	92.51 m²	8.11 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
A906	2	91.97 m²	6.48 m³	4.32 m³	Complied	Complied	-	South Facing	Above 9 levels
A1003	2	97.07 m²	7.43 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
B101	2	87.70 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B102	2	78.10 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B201	2	87.70 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B202	2	78.49 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B203	2	90.90 m²	7.14 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B204	2	75.12 m²	4.20 m³	4.32 m³	Complied	Complied	-	South Facing	-
B301	2	87.70 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B302	2	78.49 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B303	2	90.90 m²	7.14 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B304	2	75.12 m²	4.20 m³	4.32 m³	Complied	Complied	-	South Facing	-
B401	2	87.70 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B402	2	78.49 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B403	2	90.90 m²	7.14 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B404	2	75.12 m²	4.20 m³	4.32 m³	Complied	Complied	-	South Facing	-
B501	2	87.70 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B502	2	78.49 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B503	2	90.90 m²	7.14 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B504	2	75.12 m²	4.20 m³	4.32 m³	Complied	Complied	-	South Facing	-
B601	2	87.70 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B602	2	78.49 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B603	2	90.90 m²	7.14 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B604	2	75.12 m²	4.20 m³	4.32 m³	Complied	Complied	-	South Facing	-
B701	2	87.70 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B702	2	78.49 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B703	2	90.90 m²	7.14 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B704	2	75.12 m²	4.20 m³	4.32 m³	Complied	Complied	-	South Facing	-
B801	2	87.70 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
B802	2	78.49 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B803	2	90.90 m²	7.14 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
B804	2	75.12 m²	4.20 m³	4.32 m³	Complied	Complied	-	South Facing	-

S4.55 - SEPP65 & ADG UNIT SUMMARY									
APARTMENT NUMBER	NO. OF BEDS	APARTMENT AREA	STORAGE AREA (INTERNAL)	STORAGE AREA (BASEMENT)	MIN. 3m BEDROOM SIZE ADG COMPLIANCE	MIN. 3.6 / 4m LIVING ROOM SIZE ADG COMPLIANCE	PRIVATE OPEN SPACE AREA	SOLAR ACCESS ACHIEVED	NATURAL / CROSS VENTILATION ACHIEVED
B901	2	87.70 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
B902	2	78.49 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
B903	2	90.90 m²	7.14 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
B904	2	75.12 m²	4.20 m³	4.32 m³	Complied	Complied	-	South Facing	Above 9 levels
B1001	2	88.82 m²	4.35 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
B1002	2	78.45 m²	4.54 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
B.1013	2	101.88 m²	7.92 m³	4.32 m³	Complied	Complied	-	South Facing	-
C102	2	91.49 m²	5.38 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	-
C105	2	75.25 m²	4.75 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C106	2	91.08 m²	6.60 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C107	2	89.94 m²	7.38 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C202	2	91.04 m²	6.17 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C205	2	76.39 m²	4.75 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C302	2	91.04 m²	6.17 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C305	2	76.39 m²	4.75 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C402	2	91.04 m²	6.17 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C405	2	76.39 m²	4.75 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C406	2	91.91 m²	6.60 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C407	2	90.42 m²	7.38 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C501	2	91.04 m²	6.17 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C502	2	89.59 m²	7.78 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C601	2	91.02 m²	6.17 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C602	2	89.57 m²	7.78 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C701	2	91.02 m²	6.17 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C702	2	89.57 m²	7.78 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C801	2	91.02 m²	6.17 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C802	2	89.57 m²	7.78 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	-
C901	2	91.02 m²	6.17 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
C902	2	89.59 m²	7.78 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
A201	3	134.99 m²	10.77 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A202	3	107.82 m²	8.89 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A205	3	126.80 m²	7.92 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A301	3	135.08 m²	10.77 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A302	3	112.44 m²	8.89 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A305	3	130.03 m²	7.92 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A401	3	135.08 m²	10.77 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A402	3	112.44 m²	8.89 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A405	3	130.03 m²	7.92 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A501	3	135.08 m²	10.77 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A502	3	112.44 m²	8.89 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A505	3	130.99 m²	6.35 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A601	3	135.08 m²	10.77 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A602	3	112.44 m²	8.89 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A605	3	130.03 m²	7.92 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A701	3	135.08 m²	10.77 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A702	3	112.44 m²	8.89 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A705	3	130.03 m²	7.92 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A801	3	135.08 m²	10.77 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A802	3	112.44 m²	8.89 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
A805	3	130.03 m²	7.92 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
A901	3	135.08 m²	10.77 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
A902	3	112.44 m²	8.89 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
A905	3	130.03 m²	7.92 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Above 9 levels
A1001	3	135.08 m²	10.77 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
A1002	3	113.04 m²	8.89 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Above 9 levels
A1004	3	162.23 m²	6.50 m³	4.32 m³	Complied	Complied	-	South Facing	Above 9 levels
A1101	3	238.92 m²	12.55 m³	4.32 m³	Complied	Complied	82.11m²	Greater than 2 Hours	Above 9 levels
A1102	3	167.46 m²	12.55 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Above 9 levels
B205	3	127.05 m²	8.70 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
B305	3	127.05 m²	8.70 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
B405	3	127.05 m²	8.70 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
B505	3	127.05 m²	8.70 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
B605	3	127.05 m²	8.70 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
B705	3	127.05 m²	8.70 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
B805	3	127.05 m²	8.70 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
B905	3	127.05 m²	8.70 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Above 9 levels
B1003	3	126.80 m²	8.70 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Above 9 levels
C101	3	112.14 m²	5.28 m³	4.32 m³	Complied	Complied	-	Less than 2 Hours	Yes
C201	3	115.20 m²	5.28 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
C301	3	115.20 m²	5.28 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
C401	3	115.20 m²	5.28 m³	4.32 m³	Complied	Complied	-	South Facing	Yes
C503	3	100.79 m²	7.79 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C603	3	100.79 m²	7.79 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C703	3	100.79 m²	7.79 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C803	3	100.79 m²	7.79 m³	4.32 m³	Complied	Complied	-	Greater than 2 Hours	Yes
C903	3	101.67 m²	6.40 m³	4.32 m³	Complied	Complied	54.52m²	Greater than 2 Hours	Above 9 levels

Cross Ventilation (Excluding Above 9 Levels)		
Cross Ventilation	Percentage	Count
-	32.54%	41
Yes	67.46%	85
126		

Solar Access (2+ Hours)		
Solar Access	Percentage	Count
Greater than 2 Hours	70.47%	105
Less than 2 Hours	16.11%	24
South Facing	13.42%	20

149

***"Greater than 2 Hours" denotes unit achieves a minimum of 2 hours of direct Sunlight between 9am & 3pm at Winter Solstice per ADG Part 4A*



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