1. APARTMENT DESIGN GUIDE ASSESSMENT

Part 3 – Siting the development

Part 3 – Siting the development		
Objective	**Proposed**	**Compliance**
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 surrounding context*	The site analysis plan contained within the architectural plans addresses the Site Analysis Checklist and demonstrates an understanding of the potential opportunities and constraints of the site including how outlook and solar access can be maximised.	Yes
3B Orientation *3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development*	The orientation of the built form addresses the site's four street frontages and responds to the different character and building types of each streetscape. The proposal has been designed to maximise apartments orientated towards the east, northeast and northwest to optimise solar access.	Yes
3B-2 Overshadowing of neighbouring properties is minimised during midwinter	Refer to discussion in report.	Yes
3C Public Domain Interface *3C-1 Transition between private and public domain is achieved without compromising safety and security*	The proposal is a mixed-use development which provides areas of public open space on ground level. The public domain will be overlooked by numerous apartments which will provide a sense of passive surveillance. Ground level access to apartments within the public domain space is provided through private lift lobbies. Some apartments in buildings D, E and F are provided direct street entry off Fred Street which is residential in nature, and the entries feature recessed and raised front doors. A signage strategy has also been prepared which identifies locations for building and car park entry signs, laneway signage and panel light box signs to optimise way finding.	Yes

Part 3 – Siting the development		
Objective	**Proposed**	**Compliance**
3C-2 Amenity of the public domain is retained and enhanced	The proposal provides widened footpaths, a variety of public accessible through-site-links and a public courtyard. The proposed landscaping will make an important contribution in enhancing the public domain throughout the site. Service and plant rooms have been minimised and are predominantly located in the basement levels whilst the site substation is located on the southwestern edge of the site so it can be partially screened by planting and accessed from Alberto Street. The proposal also retains the existing character buildings in the northern corner of the site which enhances the public domain.	
3D Communal and Public open space *3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping*	Refer to discussion in report	Acceptable
3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Refer to 3D-1 above.	Yes
3D-3 Communal open space is designed to maximise safety	Refer to 3D-1 above.	Yes
3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	The proposal provides public open space which is connected to the surrounding streets and provides through site links to parts of the neighbourhood. The network of through site links and the provision of 'Bakers Square' provide view lines through the site and allow for good passive surveillance.	Yes
3E Deep soil zones *3E-1 Deep soil zones provide areas on the site that allow for and support healthy*	Refer to discussion in report	Acceptable

Part 3 – Siting the development		
Objective	**Proposed**	**Compliance**
plant and tree growth. They improve residential amenity and promote management of water and air quality		
3F Visual privacy *3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy*	Refer to discussion in report.	Acceptable
3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	Refer to 3F-1 above.	Acceptable
3G Pedestrian access and entries *3G-1 Building entries and pedestrian access connects to and addresses the public domain*	The proposal provides multiple entries which are integrated within the site and activate the surrounding streets. Particularly, the ground floor entries to building D, E, and F are orientated towards Fred Street are consistent with the existing subdivision pattern and built form of the low scale residential streetscape.	Yes
3G-2 Access, entries and pathways are accessible and easy to identify	All access points and through site links are accessible and are provided primarily at grade to ensure accessibility and ease of movement. The residential access areas including lift lobbies and stairwells are visible from the public domain.	Yes
3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	The proposal provides multiple publicly accessible though-site links that connect with the surrounding pedestrian network and provide access for future residents, visitors, workers and the community.	Yes
3H Vehicle access *3H-1 'Vehicle access points are designed and located to achieve safety, minimise conflicts between*	The proposal consolidates multiple vehicle points that currently service the site into a single vehicle access point from Alberto Street. This assists to ensure pedestrian safety and minimises conflicts between	Yes

Part 3 – Siting the development		
Objective	**Proposed**	**Compliance**
pedestrians and vehicles and create high quality streetscapes	vehicles and pedestrians. It also enables the remaining site frontages to be unburdened by vehicle access, which improves the quality of the respective streetscapes.	
3J Bicycle and car parking *3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas*	The design criteria nominate parking rates depending on a developments proximity to public transport. In this case, the parking rates under the DCP are applicable to the development. This matter is addressed in the assessment report.	Yes
3J-2 Parking and facilities are provided for other modes of transport	Refer to 3J-1 The proposal also includes two EV charging car spaces within the residential basement level to encourage the use of electric vehicles.	Yes
3J-3 Car park design and access is safe and secure	Refer to 3J-1	Yes
3J-4 Visual and environmental impacts of underground car parking are minimised	Refer to 3J-1	Yes
3J-5 Visual and environmental impacts of on-grade car parking are minimised	Refer to 3J-1	Yes
3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	Refer to 3J-1	Yes

Part 4 – Designing the building

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
4A Solar and daylight access *4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space*	The design criteria nominate a minimum of 70% of apartments receive a minimum of 2 hours direct sunlight to living rooms and private open spaces between 9 am and 3 pm at mid-winter. The development complies with the above requirement with 73% (66 of 90) of the apartments achieving compliant solar	Yes

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
	access to living rooms, 71% (64 of 90) of the apartments achieving compliant solar access to POS and principle living room areas. It is noted that solar access to living room windows for apartments D001 and E001 could not be confirmed as per the applicants' calculation of 2 hours, however this discrepancy does not affect compliance. The design criteria also nominates that a maximum of 15% of apartments may receive no direct sunlight between 9 am and 3 pm at mid-winter. The development complies with the above as 14% (13 of 90) of apartments receive no direct sunlight.	
4A-2 Daylight access is maximised where sunlight is limited	Apartments AX02 and BX02 which receive no direct sunlight will achieve 2 hours solar access during equinox. Further, a number of apartments include skylights, and high-level windows which are not relied upon to comply with solar access.	Yes
4A-3 Design incorporates shading and glare control, particularly for warmer months	Apartments with rooms facing north-west have been designed to be recessed or shaded by articulation elements to ensure suitable shading and glare control.	Yes
4B Natural ventilation *4B-1 All habitable rooms are naturally ventilated*	Refer to discussion in report	Acceptable
4B-2 The layout and design of single aspect apartments maximises natural ventilation	Single aspect apartments include a range of design solutions including: • Primary windows are augmented with recessed balconies to increase aspect and airflow • Courtyards or balconies are of an adequate size and have an appropriate width to depth ratio to ensure effective air circulation.	Yes

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
	• Operable windows and glazing have been maximised.	
4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	The design criteria nominate a minimum of 60% of apartments are to be naturally cross ventilated with a maximum apartment depth of 18m. The development complies with the above requirement with 71% (64 of 90) of the apartments achieving natural ventilation. Additionally, the overall depth of each unit does not exceed 18m.	Yes
4C Ceiling heights *4C-1 Ceiling height achieves sufficient natural ventilation and daylight access*	The design criteria nominate a minimum ceiling height of 2.7m for habitable rooms of apartments, and 3.3m for ground and first floor mixed use buildings. The development provides floor to floor heights of 3.1-3.2m to the residential levels which is considered sufficient to comply with the above minimum ceiling height requirements. The employment levels within buildings A, B and C provides floor to ceiling heights of 5.5-4m which will promote future flexibility of uses.	Yes
4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	The proposal includes stacking of service rooms and kitchens from floor to floor allows for maximum ceiling height in key habitable rooms such as living and bedrooms. Some apartments employ raked ceilings to high level windows which increase the sense of space.	Yes
4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	The proposed ceiling heights for the employment levels as proposed are essential to enable land uses permitted within the land zone and to ensure consistency with the zone objectives.	Yes
4D Apartment size and layout *4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity*	The development complies with the design criteria requirement for minimum internal areas by apartment size taking into account the number of bathrooms. All habitable rooms have a window in an external wall, with the exception of the 10 bedrooms (on the ground floor in building	Acceptable

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
	D,E,F) which rely on sunken lightwells which has been discussed within the report.	
4D-2 Environmental performance of the apartment is maximised	The design criteria nominate a maximum habitable room depth of 2.5 x ceiling height (being 6.75m). The proposal generally complies with the above apart from A204 and B204 which are studio apartments which have a depth of 7.8m. The living and dining spaces of these apartments are fully compliant with floor to ceiling glazing to a balcony. In these apartments, only a small section of the kitchen and bedroom extends past the maximum depth.	Acceptable
4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	The design criteria nominate bedroom size (10sqm for master bedrooms and 9sqm for other bedrooms), bedroom width (3m) and living room widths (3.6m for studio/1 bed and 4m for 2 and 3 bed). All bedrooms and main bedrooms meet the dimension requirements prescribed and provide compliant robe space. The proposal generally complies with living room dimensions above apart from C304 and C404 which are 2-bedroom apartments with a minimum dimension of 3.78m. Despite this, these living rooms have a good outlook with large areas of glazing and oversized balconies. All apartments have separate access to bathrooms and bedrooms from main living areas. The apartments allow for flexibility over time. Many apartments have studies or study nooks, with hallways and entry spaces. All apartments have efficient circulation planning and living spaces designed for easy furnishing.	Acceptable

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
4E Private open spaces and balconies *4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity*	The development complies with the design criteria requirement for minimum area and depth by apartment size. The proposal does not provide apartments at ground level or podium level private open space with a minimum area of 15sqm and minimum depth of 3m. However, this is considered acceptable as follows: • Podium level apartments POS has been maximised where possible • The ground floor apartments located in buildings D,E,F are of a split level configuration with living areas and POS better located on the first floor to improve security, solar access and cross ventilation.	Yes
4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	The development has appropriately located areas of POS as follows: • All apartments are arranged with the main living spaces adjacent to the primary private open space. • Wherever possible, balconies are situated with the wider edge facing outwards, to optimize daylight access to living areas. In some cases, living rooms are located against façade of the building to maximise amenity, with the balcony acting as an extension of the living space to one side.	Yes
4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	The development has appropriately integrated areas of POS as follows: • Vertical louvers provide privacy to the private open spaces, where required such as podium level. • Appropriate balcony drainage has been demonstrated in detailed façade sections. • Balustrade material section responds to the location and are partially solid. Glass balustrades are not utilised.	Yes

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
	• Hit and miss brickwork and secondary entries are utilised on building D,E,F level 2 POS to balance privacy, activation and passive surveillance.	
4E-4 Private open space and balcony design maximises safety	The development has appropriately considered safety with areas of private open space and balconies will be accessible internally or are suitably secured with non-climbable fencing or screening measures.	Yes
4F Common circulation and spaces *4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments*	A maximum of 7 apartments are accessed off the circulation spaces in buildings A and B. It is noted buildings A and B are connected at the podium level which provides for sharing of lifts for some residents. Further, apartments have been generally designed to ensure living rooms and bedroom windows do not open directly onto common circulation spaces.	Yes
4F-2 Common circulation spaces promote safety and provide for social interaction between residents	The circulation areas provided are legible and direct and avoid areas of concealment.	Yes
4G Storage *4G-1 Adequate, well designed storage is provided in each apartment*	Refer to discussion in report	Acceptable
4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	Refer to 4G-2	Yes
4H Acoustic privacy *4H-1 Noise transfer is minimised through the siting of buildings and building layout*	Refer to building separation and acoustic privacy discussion.	Acceptable
4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	The proposal has generally grouped bedrooms together separated from main living spaces. Where possible, robes are located to buffer sound between bedrooms.	Yes
4J Noise and pollution	The proposal includes a thickened concrete slab between Level 1 and Level	Yes

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	2 as well as setbacks from the podium edge will reduces noise transfer from public spaces and employment spaces to residential apartments.	
4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Refer to 4J-1	Yes
4K Apartment mix *4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future*	The proposal provides the following apartment mix: • 4.4% studios (4) • 21.1% 1 bed/studios (19) • 44.4% 2 bed (40) • 30% 3 bed (27)	Yes
4K-2 The apartment mix is distributed to suitable locations within the building	The apartment mix is well distributed throughout the buildings including: • Liveable and adaptable units are equally distributed through the different apartment types provided. • Large apartments are located at roof level where they have access to more open space in the form of generous private balconies. • Three bedroom apartments are also located along Fred street where they have their own entry.	Yes
4L Ground floor apartments *4L-1 Street frontage activity is maximised where ground floor apartments are located*	The proposal achieves ground floor activity through: • Direct access to ground floor apartments in Buildings D, E & F. Each apartment has a front garden and a recessed front door that faces Fred Street. Windows facing the street have privacy screens and planting to allow for casual surveillance and privacy. • Employment uses are located at ground floor and the use of internal	Yes

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
	laneways maximising street frontage and activity • Activation of internal laneways is also provided through to provision of rear stairs from apartments in Buildings D, E & F to Alberto Lane.	
4L-2 Design of ground floor apartments delivers amenity and safety for residents	Refer to 4L-1	Yes
4M Facades *4M-1 Building facades provide visual interest along the street while respecting the character of the local area*	Buildings D, E and F are designed in the style of contemporary terrace housing to bring a domestic scale to the proposal where it addresses Fred Street and the established residential neighbourhoods to the south and east of the site. In section, these buildings have a two-storey street edge to further diminish the scale of the development when viewed from these established low scale areas. The set-back upper floor apartment features a recessive metal cladding which diminishes the visual scale and provides a transition into the character of Buildings A and B. The facades of the lower levels on buildings A and B feature well proportioned, double-height brick arches with metal clad infills, offering a contemporary design at the building's interface with the ground plane. The tall arches combined with the brick compliment and reference the retained Character Buildings.	Yes
4M-2 Building functions are expressed by the façade	Building entries are clearly defined through deep vertical articulations and changes in the façade. The corner of Cecily Street and Balmain Road is defined by the retained Character Buildings.	Yes
4N Roof design *4N-1 Roof treatments are integrated into the building design and positively respond to the street*	Flat roofs are proposed and incorporate various architectural treatments such as sawtooth style high level windows and recessive/open corners at the upper level.	Yes
4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	The communal open space is located on the rooftop which maximises access to natural light, views, and amenity without infringing on the privacy of near-by apartments.	Yes

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
4N-3 Roof design incorporates sustainability features	The proposal incorporates high level windows to maximise solar access and Photovoltaics (PV) on the perimeter of the roof.	Yes
4O Landscape design *4O-1 Landscape design is viable and sustainable*	The landscape scheme incorporates a range of planting solutions, including planter boxes, significant shading trees, areas of lawn/ground cover, and climbing green walls. Condition of consent is recommended to ensure ongoing maintenance is maintained.	Yes
4O-2 Landscape design contributes to the streetscape and amenity	Refer to 4O-1	Yes
4P Planting on structures *4P-1 Appropriate soil profiles are provided*	The landscape design including planter dimensions and soil standards, are suited to each location.	Yes
4P-2 Plant growth is optimised with appropriate selection and maintenance	The landscape is designed specifically for the conditions of the site. Planting has been selected with longevity and ease of maintenance in mind.	Yes
4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	A range of plants on structures, green walls and rooftop gardens offer flexible and functional green open space to the public and residential community.	Yes
4Q Universal design *4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members*	The proposal includes 23 Liveable Housing apartments.	Yes
4Q-2 A variety of apartments with adaptable designs are provided	The proposal includes 9 adaptable apartments.	Yes
4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Open plan living spaces allow for maximum flexibility for the residents. Many apartments include flexible rooms which can be used as studies or for other purposes, many others include study nooks within the bedrooms or living spaces.	Yes
4R Adaptive reuse	N/A	Yes
4S Mixed use *4S-1 Mixed use developments are provided in appropriate locations and provide active street*	The proposal is mixed-use and provides active street frontages where appropriate on ground level to address Balmain Road, Alberto Street, and Cecily Street and the internal courtyard and laneways.	Yes

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
frontages that encourage pedestrian movement		
4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Refer to 4S-1	Yes
4T Awnings and signage *4T-1 Awnings are well located and complement and integrate with the building design*	Buildings A and B provide tall arches which reference the retained Character Buildings which also do not have awnings. However, the depth of the arches and overhanging metal clad infills do offer sun and rain protection on the primary frontage to Balmain Road. The proposal also provides a covered walkway through from Cecily Street to provide weather protected connections through the site.	Yes
4T-2 Signage responds to the context and desired streetscape character	A signage strategy has been prepared which identifies locations for building and car park entry signs, laneway signage and panel light box signs to optimise way finding. Signage for each tenancy will form part of a future application, however can be discretely integrated façade zones and the awning design.	Yes
4U Energy efficiency *4U-1 Development incorporates passive environmental design*	Refer to 4A-1 All apartments have private open space suitable for drying clothes.	Yes
4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The proposal is registered under the Green Star Buildings v1.0 tool for a minimum 5 Star certified rating that provides assurance and future verification by a third party that the project has met its sustainability commitments. A condition is included in the recommendation to ensure the green star rating is achieved.	Yes
4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Refer to 4B-1	Yes
4V Water management and conservation *4V-1 Potable water use is minimised*	A rainwater collection tank is proposed and WSUD principles are integrated into parts of the landscape design.	Yes

Part 4 – Designing the building		
Objective	**Proposed**	**Compliance**
4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Refer to 4V-1	Yes
4V-3 Flood management systems are integrated into site design	Refer to 4V-1	Yes
4W Waste management 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Storage areas for rubbish bins are located near each core and a bulky waste storage area have been located in the basement. A waste management has been prepared.	Yes
4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Refer to 4W-2	Yes
4X Building maintenance *4X-1 Building design detail provides protection from weathering*	The façade design for each building incorporates eaves to protect walls and openable windows. Appropriate balcony drainage has been demonstrated in detailed façade sections.	Yes
4X-2 Systems and access enable ease of maintenance	All communal access space can be accessed and maintained via centralised circulation. Building maintenance systems are located on the roofs of building A, B and C, which have stair access.	Yes

2. DEVELOPMENT CONTROL PLAN ASSESSMENT

Leichhardt Development Control Plan 2013

The application was assessed against the following relevant parts of the Leichhardt Development Control Plan 2013 (LDCP 2013).

Part	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Yes
B3.1 Social Impact Assessment	Yes, SIS submitted
B3.2 Events and Activities in the Public Domain (Special Events)	Not applicable

Part C	
C1.0 General Provisions	Yes – refer to 6.25 of LEP
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	Not Applicable
C1.4 Heritage Conservation Areas and Heritage Items	Yes – refer to 5.10 of LEP
C1.5 Corner Sites	Yes – refer to 6.25 of LEP
C1.6 Subdivision	Not applicable
C1.7 Site Facilities	Yes – refer to SEPP 65
C1.8 Contamination	Yes – refer to resilience and hazard SEPP
C1.9 Safety by Design	Yes – refer to SEPP 65
C1.10 Equity of Access and Mobility	Yes – refer to SEPP 65
C1.11 Parking	Yes – see report
C1.12 Landscaping	Yes – refer to SEPP 65
C1.13 Open Space Design Within the Public Domain	Yes – refer to SEPP 65 and 6.25 of LEP
C1.14 Tree Management	Yes – refer to biodiversity SEPP
C1.15 Signs and Outdoor Advertising	Yes – refer to SEPP 65
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	Not applicable
C1.17 Minor Architectural Details	Not applicable
C1.18 Laneways	Not applicable
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep Slopes and Rock Walls	Not applicable
C1.20 Foreshore Land	Not applicable
C1.21 Green Roofs and Green Living Walls	Yes – refer to SEPP 65
Part C: Place – Section 2 Urban Character	
C2.2.3.5 Leichhardt Commercial Distinctive Neighbourhood *C2.2.4.2 Nanny Goat Hill Distinctive Neighbourhood*	Yes – refer to 6.25 of LEP
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes – refer to SEPP 65
C3.2 Site Layout and Building Design	Yes – refer to 6.25 of LEP
C3.3 Elevation and Materials	Yes – refer to SEPP 65
C3.4 Dormer Windows	Not applicable
C3.5 Front Gardens and Dwelling Entries	Not applicable
C3.6 Fences	Not applicable
C3.7 Environmental Performance	Yes – refer to SEPP 65
C3.8 Private Open Space	Yes – refer to SEPP 65
C3.9 Solar Access	Acceptable – see report
C3.10 Views	Not applicable
C3.11 Visual Privacy	Yes – refer to SEPP 65
C3.12 Acoustic Privacy	Yes – refer to SEPP 65

C3.13 Conversion of Existing Non-Residential Buildings	Not applicable
C3.14 Adaptable Housing	Yes – refer to SEPP 65
Part C: Place – Section 4 – Non-Residential Provisions	
C4.1 Objectives for Non-Residential Zones	Yes – refer to 6.25 of LEP
C4.2 Site Layout and Building Design	Yes – refer to 6.25 of LEP
C4.3 Ecologically Sustainable Development	Yes – refer to 6.25 of LEP
C4.4 Elevation and Materials	Yes – refer to SEPP 65
C4.5 Interface Amenity	Yes – refer to 6.25 of LEP
C4.6 Shopfronts	Not applicable
C4.7 Bulky Goods Premises	Not applicable
C4.8 Child Care Centres	Not applicable
C4.9 Home Based Business	Not applicable
C4.10 Industrial Development	Yes – refer to 6.25 of LEP
C4.11 Licensed Premises and Small Bars	Not applicable
C4.12 B7 Business Park Zone	Not applicable
C4.13 Markets	Not applicable
C4.14 Medical Centres	Not applicable
C4.15 Mixed Use	Yes – refer to 6.25 of LEP
C4.16 Recreational Facility	Not applicable
C4.17 Sex Services Premises	Not applicable
C4.18 Vehicle Sales or Hire Premises And Service Stations	Not applicable
C4.20 Outdoor Dining Areas	Not applicable
C4.21 Creative Industries	Yes – refer to 6.25 of LEP
Part D: Energy	
Section 1 – Energy Management	Yes – refer to 6.25 of LEP
Section 2 – Resource Recovery and Waste Management	Yes – refer to SEPP 65
Part E: Water	
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.2 Water Management	Yes
E1.3 Hazard Management	Not applicable
Part F: Food	Not applicable
Part G: Site Specific Controls	Not applicable

3. SOLAR ACCESS ANALYSIS CALCULATIONS

The following tables outlining the difference between the existing and proposed amount of solar access received to the POS area of each affected property during June 21:

Overshadowing of 1 Maida Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	64.48	22.36	34.67%	0	0%	-22.36	0%
12:00pm	64.48	13.79	21.39%	13.79	21.39%	0	100%
3:00pm	64.48	0	0%	0	0%	0	0%

Overshadowing of 3 Maida Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	30.44	29.19	95.89%	0	0%	-29.19	0%
12:00pm	30.44	0.27	0.89%	0.27	0.89%	0	100%
3:00pm	30.44	6.24	20.5%	6.24	20.5%	0	100%

Overshadowing of 5 Maida Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	39.48	37.45	94.86%	0	0%	-37.45	0%
12:00pm	39.48	10.79	27.33%	10.79	27.33%	0	100%
3:00pm	39.48	0	0%	0	0%	0	0%

Overshadowing of 7 Maida Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	45.08	34.89	77.4%	0	0%	-34.89	0%
12:00pm	45.08	8.81	19.54%	8.81	19.54%	0	100%
3:00pm	45.08	0	0%	0	0%	0	0%

Overshadowing of 1/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	45.15	0	0%	0	0%	0	0%
12:00pm	45.15	10.28	22.77%	6.58	14.57%	-3.7	64%
3:00pm	45.15	0	0%	0	0%	0	0%

Overshadowing of 2/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	34.06	0	0%	0	0%	0	0%
12:00pm	34.06	0	0%	0	0%	0	0%
3:00pm	34.06	0	0%	0	0%	0	0%

Overshadowing of 3/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	29.45	0	0%	0	0%	0	0%
12:00pm	29.45	0	0%	0	0%	0	0%
3:00pm	29.45	0	0%	0	0%	0	0%

Overshadowing of 4/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	35.2	0	0%	0	0%	0	0%
12:00pm	35.2	0	0%	0	0%	0	0%
3:00pm	35.2	0	0%	0	0%	0	0%

Overshadowing of 5/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	34.48	0	0%	0	0%	0	0%
12:00pm	34.48	0	0%	0	0%	0	0%
3:00pm	34.48	0	0%	0	0%	0	0%

Overshadowing of 6/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	67.21	0	0%	0	0%	0	0%
12:00pm	67.21	2.76	4.1%	2.76	4.1%	0	100%
3:00pm	67.21	18.69	27.8%	0	0%	-18.69	0%

Overshadowing of 7/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	38.73	0	0%	0	0%	0	0%
12:00pm	38.73	11.25	29.05%	11.25	29.05%	0	100%
3:00pm	38.73	0	0%	0	0%	0	0%

Overshadowing of 8/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	38.33	0	0%	0	0%	0	0%
12:00pm	38.33	8.32	21.7%	8.32	21.7%	0	100%
3:00pm	38.33	0	0%	0	0%	0	0%

Overshadowing of 9/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	34.77	0	0%	0	0%	0	0%
12:00pm	34.77	1.9	5.46%	1.9	5.46%	0	100%
3:00pm	34.77	0	0%	0	0%	0	0%

Overshadowing of 10/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	34.42	0	0%	0	0%	0	0%
12:00pm	34.42	2.23	6.48%	2.23	6.48%	0	100%
3:00pm	34.42	0	0%	0	0%	0	0%

Overshadowing of 11/14-22 Alberto Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	34.77	0	0%	0	0%	0	0%
12:00pm	34.77	14.26	41.01%	14.26	41.01%	0	100%
3:00pm	34.77	0	0%	0	0%	0	0%

Overshadowing of 8 Fred Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	51.52	0	0%	0	0%	0	0%
12:00pm	51.52	0.91	1.77%	0.91	1.77%	0	100%
3:00pm	51.52	0	0%	0	0%	0	0%

Overshadowing of 8A Fred Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	32.43	25.98	80.11%	25.98	80.11%	0	100%
12:00pm	32.43	11.1	34.23%	11.1	34.23%	0	100%
3:00pm	32.43	12.13	37.4%	0.39	1.2%	-11.74	3.22%

Overshadowing of 10 Fred Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	67.06	63.85	95.21%	63.85	95.21%	0	100%
12:00pm	67.06	23.35	34.82%	23.35	34.82%	0	100%
3:00pm	67.06	0	0%	0	0%	0	0%

Overshadowing of 10A Fred Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	67.06	62.9	93.8%	62.9	93.8%	0	100%
12:00pm	67.06	42.77	63.78%	42.77	63.78%	0	100%
3:00pm	67.06	11.18	16.67%	0	0%	-11.18	0%

Overshadowing of 12 Fred Street

Time	Private Open Space (sqm)	Existing Solar Access to POS (sqm)	Existing Solar Access to POS (%)	Proposed Solar Access to POS (sqm)	Proposed Solar Access to POS (%)	Change (sqm)	Solar access retained (%)
9:00am	125.1	88.92	71.08%	88.92	71.08%	0	100%
12:00pm	125.1	85.85	68.63%	85.85	68.63%	0	100%
3:00pm	125.1	13.71	10.96%	0	0%	-13.71	0%