



29 April 2026

REFERRAL RESPONSE – URBAN DESIGN

FILE NO: Development Applications: DA376/2025/1

ADDRESS: 351 New South Head Road DOUBLE BAY 2028

PROPOSAL: Demolition of the existing building and construction of a new residential flat building including basement carpark with affordable housing

FROM: Jessi Richards-Smith

TO: Mr B McIntyre

1. Documentation Reviewed

- Architectural Plans - DA2025/376/1 - 351 New South Head Road DOUBLE BAY
- Landscape plan - DA2025/376/1 - 351 New South Head Road DOUBLE BAY
- SEPP 65 Assessment - DA2025/376/1 - 351 New South Head Road DOUBLE BAY
- Statement of environmental effects - DA2025/376/1 - 351 New South Head Road DOUBLE BAY
- Heritage impact statement - DA2025/376/1 - 351 New South Head Road DOUBLE BAY
- Design verification statement - DA2025/376/1 - 351 New South Head Road DOUBLE BAY

2. Site Context

The site is located within the Wallaroy Residential Precinct as defined by the *WDCP 2015*, characterised by its steep topography that falls dramatically towards New South Head Road. Development in this area typically follows the landform, stepping down with the contours towards the basin at Double Bay. This pattern is reinforced by the *WLEP 2014*, which allows a greater building height of 19.5m closer to the ridgeline, while the subject site is limited to a maximum height of 10.5m. Although some taller legacy buildings exist within the precinct, they do not interrupt the broader pattern of built form stepping with the terrain, as they sit within generous landscaped settings that allow views between buildings. Future development should respond to this prevailing height morphology and demonstrate how this character will be achieved within a future development context.

The subject site provides a significant contribution to the character of New South Head Road, where the curve in the street allows for westward streetscape views from the town centre to terminate in mature vegetation that is located on site. The objective is reinforced in the Part D of the *WDCP 2015*. This distinctive garden setting provides visual relief from the intensity of the Double Bay town centre. Large canopy trees are the dominant streetscape element in this location, with buildings appearing recessive when viewed from the public domain. Given the limited opportunities for additional street tree planting along New South Head Road, the existing vegetation provides important amenity and should be protected and enhanced as part of any future development.

3. Controls and Compliance

The principal planning controls for the site, as indicated in the Woollahra LEP 2014 include:

- R3 Medium Density Residential Zoning
- 10.5m maximum height of building
- 1:1 maximum floor space ratio
- No applicable heritage zoning, but adjacent heritage listed buildings and vegetation



The site is approximately 500m from Edgecliff Railway Station, adjacent to Double Bay Town Centre, and within a Low and Mid Rise (LMR) Housing Area. Therefore, the following non-discretionary planning controls may apply:

- Residential flat buildings are permissible
- 22m and 6 storey maximum building height
- 2.2:1 maximum floor space ratio

The proposed development seeks to utilise a combination of the LMR clause and affordable housing provisions up 30% additional FSR and 30% additional building height. **This results in a proposal that is seeking an FSR of 2.86:1 and a total building height of 28.6 metres including lift overrun.**

4. Urban Design Review

Highlighted comments below relate to amended documentation submitted by the Applicant.

A. Building Bulk and Response to Context

- A detached building form set within a landscaped garden setting is considered the most appropriate response to the established residential character of this precinct. Nearby RFB developments have building footprints that are proportionately much smaller than their sites, resulting in a dominant reading of the landscape and tree canopy. In comparison, the proposed building form presents a more visually dominant 8-storey street wall typology that is built to the width of the site and therefore incompatible with its surrounds. **While the additional information provided includes a selection of similarly scaled buildings, it should be noted many of these examples exist slender forms in a landscaped setting with generous front setbacks and/or adjacent public open space.**
- To meet local objectives for future desired character outlined in the WDCP, landscaping in and around the subject site should remain the visually dominant streetscape feature, with built form appearing recessive behind the established canopy line. The site's prominent position on the curve of New South Head Road heightens the importance of this landscaped character. The current proposal's additional height and bulk markedly change the perceived character and proposes to remove and obscure the existing tree canopy.



Approved DA2019/226/1

Landscape at street and behind read as the dominant features of the streetscape



Current proposal

Additional height and bulk result in a significant change in character and obscure the tree line entirely

Figure 01: Comparison of approval and current proposal (applicant's visualisations)

- The proposed architectural expression such as the:



- reverse podium design that sets back the first two floors from the building line,
- double storey colonnade at the street,
- heavy corners due to the semi-enclosed nature of balconies,
- emphasized horizontality, and
- limited upper-level setback,

further accentuates the apparent bulk of the building, amplifying the presence at the street.

- The proposal states that the development is within the max. permissible FSR for development on this site, however, internal corridors on the ground and first floor have been defined as breezeways and not included in floorspace calculations. Using this method of excluding space within the building envelope as an 'external space', contributes to excessive building bulk elsewhere. **While the amended drawing set has reconfigured the ground floor design to create greater permeability of common circulation spaces, this outcome still represents an inefficient design resolution that contributes to additional bulk and scale.**
- Redevelopment should not preclude or disadvantage the redevelopment of adjoining sites. The proposed development is relying on a previously approved building footprint to justify reduced setbacks to the side and rear boundaries. Given the increased density proposed, the previously approved setbacks for a 5-storey (4-storey podium plus 1-storey setback above) development are no longer applicable. Setbacks should instead be based on ADG-compliant separation distances appropriate for the revised building scale and form.

Recommendation:

- Consider a building typology that promotes slenderness in form, allowing the proposed development to read more as a 'tower in landscape', relate to the adjoining context, and enable views to the surrounding dense landscape.
- A greater whole-of-building setback of 6m to the front boundary is recommended to support front setback planting and better reflect the prevailing garden setting and residential character.
- Alternatively, a lower street wall datum of 3-storeys at New South Head Road that relates to surrounding development and tree line may be provided, and any floor above is to be set back at least 3 metres from the street wall (see Figure 2 below).
- Further articulate the street façade to balance the composition of vertical and horizontal elements.
- Increase setbacks to the rear to ensure compliance with ADG amenity standards.
- Include internal circulation spaces on the ground and first floor in FSR calculations to determine compliance with the SEPP (Housing) 2021.

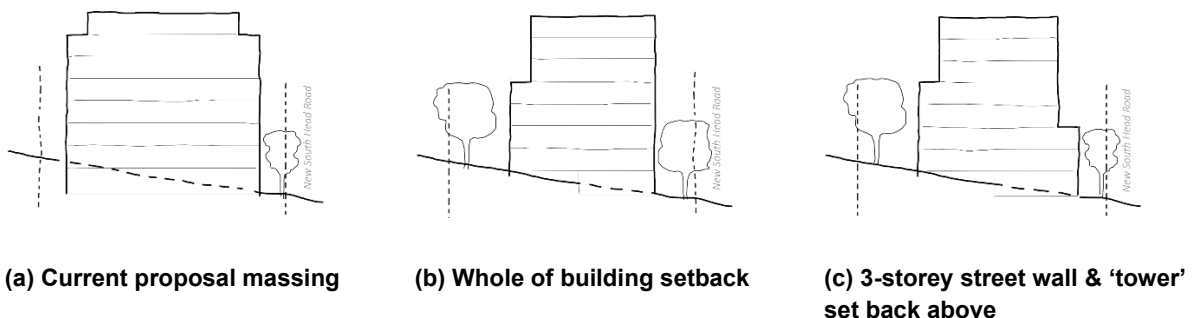


Figure 02: Approach to massing. Note: Drawings are diagrammatic only, and compliance with these diagrams does not suggest a development approval.

B. Landscape and Open Space

- The proposed removal of the existing Port Jackson Fig tree within the front setback is not supported as this tree contributes significantly to the landscape character of New South Head Road, forming the green termination point and sense of relief to the Double Bay commercial core.



The proposed replacement planting is considered insufficient to replicate the current contribution to the streetscape, and the reduced setback (as compared with the existing setback) may compromise the growth and long-term health of replacement species. The amended landscape plans continue to suggest removal of the existing Port Jackson Fig tree, but has been updated to provide additional planting within the front setback zone including a replacement Ficus species. Other replacement species have been selected due to their smaller canopy, suggesting the constrained nature of the proposed front setback. Concerns regarding the necessity of removing the established Fig tree remain.

- Although it does not comply with solar access guidance contained in the ADG, the south-east location of the primary communal open space is supported in principle. In this location it provides spatial separation from the existing development at 3A Manning Road and maintains clear sightlines between the ground floor lobby. However, supplementary communal open space should be designed to compensate for this lost amenity. Currently, it is poorly located in leftover space along the western boundary where a 3m high retaining wall has been proposed. Consequently, this communal open space is also likely to be overshadowed and unwelcoming. The expansion of communal open space in the amended drawing set to include landscaped area within the front setback is encouraged, however the hard interface and retaining walls along the western boundary remain.

Recommendation:

- Retain the Port Jackson Fig and/or increase the building setback to allow replacement planting to thrive, either matching or improving the existing level of canopy cover to the public domain.
- To justify non-compliant solar access to the principal communal open space, design supplementary communal open spaces with a higher level of amenity.

C. Residential Amenity

- The rear setback less than 4 metres to habitable spaces is not compliant with objectives for privacy, access to daylight, or spatial separation. This move borrows amenity from surrounding heritage listed sites and does not equitably share separation distances across properties.
- The development is likely to cause significant overshadowing of surrounding residential flat buildings as a result of the proposed building height and bulk, with a high level of impact to 3A Manning Road and heritage listed gardens at 5 Manning Road. The amended drawing set and supporting information has assisted in demonstrating how the existing level of amenity will be largely maintained to primary living spaces at 3A Manning Road, and ADG compliant level of solar access provided to other neighbouring lots. However, the ability for these sites to achieve similar redevelopment outcomes is questioned as a result of inequitable setbacks and separation provided to the subject site.
- There is a potential oversupply of 3-bedroom units as part of this proposal. While the 'Apartment Mix Strategy' letter provided to support the proposal notes the proposed 3-bedroom units are the most feasible and in demand housing product within the current Double Bay market, the proposed apartment mix could be better distributed to improve social mix and meet local housing needs.
- The In-fill Affordable Housing Practice Note (December 2023) states nominated affordable housing apartments are not to have a lower standard of design quality compared to the rest of the building; *'It is important that amenity is maximised across a development, and that affordable dwellings are not subject to a lower standard. For example, if 70% of dwellings across a development achieve the ADG criteria for solar access (minimum 2 hours to living areas), then a similar percentage of the affordable dwellings should meet that standard.'* Amenity concerns for the proposed Affordable Housing units are as follows:



- The proposal to semi-underground the Affordable Housing units, combined with a retaining wall over 3 metres in height along the side boundary, results in poor amenity and an inadequate response to the site's terrain.
- The proposed light wells intended to provide daylight and ventilation to the 2-bedroom affordable units are not supported. It is unclear whether these spaces are accessible, and there is a risk they will function as poor-quality, unusable voids prone to collecting waste.
- Internal living spaces have low to no level of outlook and are located where privacy is highly impacted.
- Combined kitchen-living of the 2-bed units have a depth greater than 8m, and width less than 4m where adjacent to the stairs. This is particularly problematic given the limited access these proposed dwellings have to daylight. **While the amended drawing set has been updated to include dimensions, these apartments have not been reconfigured and the concerns regarding internal amenity remain.**

Recommendation:

- Increase setbacks to the rear to ensure compliance with ADG amenity standards.
- Demonstrate neighbouring properties will achieve ADG-compliant solar access or maintain their existing level of solar access.
- Consider relocating some ground-floor services into the semi-underground area and/or removing or consolidating the two 2-bed units to a single level apartment on the first floor, reducing the extent of the ground-floor to better address the site topography.

5. Recommendation

Although the proposed development is compliant with FSR and height controls disclosed by the SEPP (Housing) 2021 (subject to inclusion of internal circulation spaces in floor space calculations), the proposed development is not supported in its current form. The proposal presents an overreliance on the assumption that the surrounding development potential is low, and this is used as justification for non-compliance. The amenity concerns, overshadowing, setbacks, tree loss, and incompatibility with desired local character, suggests the proposed density is too great for the site.

6. Appendix 01 – Compliance with State Environmental Planning Policy (Housing) 2021

6.1 Assessment of the proposal against Schedule 9 Design Principles:

Schedule 9 Principle & Statement	Comment	Compliance
<p>Principle 1: Context and Neighbourhood Character (1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. (2) Responding to context involves identifying the desirable elements of an area's existing or future character. (3) Well designed buildings respond to and enhance the qualities and identity of the</p>	<ul style="list-style-type: none"> ● Under local planning provisions the low-scale and heritage character of residential zones within the Wollaroy Residential Precinct, of which this site is a part, is expected to be primarily maintained where built form existing within a vegetated setting and exhibit building heights that step with the topography. The existing urban morphology is eclectic in nature, and a range of building heights and forms exist along Edgecliff Road in this location. ● Redevelopment around the intersection of Edgecliff Road and New South Head Road up to 6-storeys has been anticipated, provided a sympathetic transition to the surrounding lower-scale areas can be achieved 	No



<p><i>area including the adjacent sites, streetscape and neighbourhood.</i></p> <p><i>(4) Consideration of local context is important for all sites, including sites in the following areas— (a) established areas, (b) areas undergoing change, (c) areas identified for change.</i></p>	<p>through managing building height, bulk, and setbacks.</p> <ul style="list-style-type: none"> • Due to changes in the SEPP (Housing) 2021, the proposed 8-storey building height exceeds all nearby development and the vision for this area. In addition to building height, several elements of the proposal are inconsistent with the desired future character including: <ul style="list-style-type: none"> ○ The removal of significant mature trees, particularly in the front setback where they contribute to the character of the Wollaroy Precinct, amenity of the street, and termination of views along South Head Road as viewed from the Double Bay Town Centre. ○ The dominance of built form over the prevailing landscape character (existing and future desired). ○ The proposed reverse podium that amplifies the bulk of the perceived bulk of the development above and may result in adverse downwind effects on trees within the front setback and the adjoining public domain. ○ Lack of differentiation between a lower datum that relates to surrounding context and the upper stories, which may be achieved through a combination of material choice and setbacks. ○ The significant overshadowing of properties and heritage listed landscape to the rear of the site. 	
<p>Principle 2: Built Form and Scale</p> <p><i>(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></p> <p><i>(2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following— (a) building alignments and proportions, (b) building type, (c) building articulation, (d) the manipulation of building elements.</i></p> <p><i>(3) Appropriate built form— (a) defines the public domain, and (b) contributes to the character of streetscapes and parks, including their views and vistas, and (c) provides internal amenity and outlook</i></p>	<ul style="list-style-type: none"> • While technically permissible, the proposed eight-storey building height is out of scale with the surrounding built form and contradicts the vision of this area that encourages built form to 'step' with the topography. • The non-compliances in setbacks and extent of the building footprint are relying on the approval of a previous DA, however the significant increase in scale puts increasing pressure on these non-compliances where they no longer meet the objectives for privacy, amenity, or view sharing. • The building's architectural expression (the inverted podium, double storey colonnade at the street, heavy corner due to design of balconies, emphasized horizontality, and limited upper-level setback) accentuates the buildings bulk, amplifying the presence at the street. 	No
<p>Principle 3: Density</p> <p><i>(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></p> <p><i>(2) Appropriate densities are consistent with the area's existing or projected population.</i></p> <p><i>(3) Appropriate densities are sustained by the following— (a) existing or proposed infrastructure, (b) public transport, (c) access to jobs, (d) community facilities, (e) the environment</i></p>	<ul style="list-style-type: none"> • The proposed FSR is compliant with the SEPP (Housing) Low- and Mid-Rise Housing policy and application of the Affordable Housing bonus. The site is adjacent to the Double Bay Town Centre, within 500m of Edgecliff train station, and serviced by buses that run along Old South Head Road. • The proposal is for 24 apartments to replace two detached dwellings, moderately increasing the population density of the area. • However, the number of proposed non-compliances and amenity concessions on site suggest the proposed density may be too great for the subject site. 	Yes – with caveat
<p>Principle 4: Sustainability</p> <p><i>(1) Good design combines positive environmental, social and economic outcomes.</i></p> <p><i>(2) Good sustainable design includes— (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and (b) passive thermal design</i></p>	<ul style="list-style-type: none"> • All apartments are naturally cross-ventilated and at least 70% receive more than 2 hours of solar access in mid-winter. • The proposal indicates that thermal mass will be provided in floors and walls, and that shading will be achieved through pergola elements above private balconies. However, further specifications and detailed 	Yes – subject to design development



<p><i>for ventilation, heating and cooling, which reduces reliance on technology and operation costs.</i></p> <p><i>(3) Good sustainable design also includes the following— (a) recycling and reuse of materials and waste, (b) use of sustainable materials, (c) deep soil zones for groundwater recharge and vegetation.</i></p>	<p>design information are required to demonstrate that the building will perform efficiently in summer, particularly on the north and western elevations.</p> <ul style="list-style-type: none"> • The proposal includes opportunities for rooftop PV panels, allocates generous space for bicycle storage, and specifies a raingarden at ground. • Deep soil zones have been provided, however areas above basement and to be hardscaped should not be included in deep soil calculations. Recalculation should be submitted for assessment. 	
<p>Principle 5: Landscape</p> <p><i>(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.</i></p> <p><i>(2) A positive image and contextual fit of well-designed development are achieved by contributing to the landscape character of the streetscape and neighbourhood.</i></p> <p><i>(3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following— (a) the local context, (b) co-ordinating water and soil management, (c) solar access, (d) micro-climate, (e) tree canopy, (f) habitat values, (g) preserving green networks.</i></p> <p><i>(4) Good landscape design optimises the following— (a) usability, (b) privacy and opportunities for social interaction, (c) equitable access, (d) respect for neighbours' amenity.</i></p> <p><i>(5) Good landscape design provides for practical establishment and long-term management</i></p>	<ul style="list-style-type: none"> • Proposed soft landscaping has been concentrated in front and rear setback zones to help soften the interface with the street and properties behind. • Sufficiently sized communal open space has been provided as part of the proposal. While it is acknowledged that this space will not meet solar access standards outlined by the ADG, it has been considered that this is the most appropriate location for communal open space as it is collocated with deep soil, provides space between the proposed development and adjacent properties, and is supplemented by smaller spaces that facilitate opportunities for social interaction. • Concern is raised over the removal of the fig tree within the front setback. The retention of this tree formed a central aspect of negotiations for the previous DA on this site. 	<p>Yes – subject to design development</p>
<p>Principle 6: Amenity</p> <p><i>(1) Good design positively influences internal and external amenity for residents and neighbours.</i></p> <p><i>(2) Good amenity contributes to positive living environments and resident well-being.</i></p> <p><i>(3) Good amenity combines the following— (a) appropriate room dimensions and shapes (b) access to sunlight, (c) natural ventilation, (d) outlook, (e) visual and acoustic privacy, (f) storage, (g) indoor and outdoor space, (h) efficient layouts and service areas, (i) ease of access for all age groups and degrees of mobility.</i></p>	<ul style="list-style-type: none"> • The proposal meets internal amenity standards relating to solar access, natural ventilation, and private open space as per the ADG. • Significant overshadowing of properties to the south. • The proposed rear setback for part of the building that is less than 4m for the full 8-storey building height relies on borrowed amenity from neighbouring heritage listed properties. • The proposal exhibits minor non-compliance in minimum room dimensions which should be resolved through further design refinement. 	<p>No</p>
<p>Principle 7: Safety</p> <p><i>(1) Good design optimises safety and security within the development and the public domain.</i></p> <p><i>(2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.</i></p> <p><i>(3) Opportunities to maximise passive surveillance of public and communal areas promote safety.</i></p>	<ul style="list-style-type: none"> • The proposed centralised location of the pedestrian entry and lobby is legible and clearly accessible from the public domain. • The delineation between public and private domain is clearly defined, and the proposed sandstone wall along the front and western boundary relates to the materiality of neighbouring retaining walls. • The orientation of proposed living spaces and balconies towards the street enables passive surveillance of the public domain. 	<p>Yes</p>



<p>(4) 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>	<ul style="list-style-type: none"> The car parking entry is located on the low point of the site frontage and proposes on slab planting to help soften this interface. 	
<p>Principle 8: Housing Diversity and Social Interaction (1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. (2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix. (3) Good design involves practical and flexible features, including— (a) different types of communal spaces for a broad range of people, and (b) opportunities for social interaction among residents.</p>	<ul style="list-style-type: none"> The proposed development provides for: <ul style="list-style-type: none"> 2 x 1-bedroom apartments (designated affordable), 2 x 2-bedroom apartments (designated affordable), 18 x 3-bedroom apartments (2 x designated affordable), and 2 x 4-bedroom penthouse apartments While there is a potential oversupply of 3-bedroom apartments, the submitted letter justifying the proposed apartment mix strategy argues the proposed dwelling type is most feasible and in demand in the current Double Bay market. The location of larger ARH apartments at ground and collocated with generously sized private courtyards is supported to appeal for families with children. 	<p>Yes</p>
<p>Principle 9: Aesthetics (1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. (2) Good design uses a variety of materials, colours and textures. (3) The visual appearance of well-designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<ul style="list-style-type: none"> The proposal is for a high-quality façade and presents a balance of solid material and glazing that is characteristic of the area. The proposal may benefit from a greater balance of horizontal and vertical elements, as the stacked horizontal datum is very prominent. A proposal that presents a greater slenderness in form would better relate to the surrounding context where towers are located in a garden setting. The included schedule of finishes relates to the surrounding material palette of New South Head Road. 	<p>Yes</p>

6.2 Assessment of the proposal against the relevant objectives and design criteria of the Apartment Design Guide:

Standard	Key design guidance	Comment	Compliance
Part 3: Siting the development			
3A – Site analysis	<ul style="list-style-type: none"> (O 3A-1) Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context. 	<ul style="list-style-type: none"> The site analysis provided, and description of context is sufficient for development assessment. 	Yes
3B – Orientation	<ul style="list-style-type: none"> (O 3B-1) Building types and layouts respond to the streetscape and site while optimising solar access within the development. 	<ul style="list-style-type: none"> The proposal clearly addresses New South Head Road and provides direct and legible sense of address. Solar performance within the development is compliant. 	No



	<ul style="list-style-type: none"> (O 3B-2) Overshadowing of neighbouring properties is minimised during mid-winter. 	<ul style="list-style-type: none"> The additional overshadowing effecting existing development is considered excessive. This amenity to existing residential buildings should remain compliant with ADG standards. It is acknowledged that the surrounding properties hold a similar development potential, however this should not be relied upon as justification for non-compliance. <p>Recommendation:</p> <ul style="list-style-type: none"> The proposed massing should be reduced to maintain adequate solar access to neighbours. An assessment of neighbouring floor plans should be provided for overshadowed buildings to demonstrate there has not been an unreasonable loss of amenity. General overshadowing analysis should include the footprint of development at 5 Manning Rd. 	
3C – Public domain	<ul style="list-style-type: none"> (O 3C-1) Transition between private and public domain is achieved without compromising safety and security. 	<ul style="list-style-type: none"> The delineation between private and public domain is clear, and the orientation of units provides passive surveillance of the street and battle-axe driveway. 	No
	<ul style="list-style-type: none"> (O 3C-2) Amenity of the public domain is retained and enhanced. 	<ul style="list-style-type: none"> The proposed bulk and height of the built form dominate the streetscape in a location that is characterised by its vegetated character. The existing Port Jackson Fig within the front setback zone provides a valuable contribution to the streetscape, and its removal without satisfactory replacement planting will impact the amenity of the public domain. <p>Recommendation:</p> <ul style="list-style-type: none"> A reduction in building height is recommended to provide a more contextual response when viewed from the public domain. Retain trees within the front setback and/or ensure any replacement planting will offer a similar or better canopy cover to contribute to the amenity of the public domain. 	
3D – Communal open space	<ul style="list-style-type: none"> (O 3D-1) An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. <ul style="list-style-type: none"> (DC) Communal open space has a minimum area equal to 25% of the site (DC) Minimum 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (midwinter). 	<ul style="list-style-type: none"> The amount and location of communal open space is supported as it assists in creating space within the block where there is currently little amenity. It is acknowledged that the principal communal open space will not receive a minimum 50% direct sunlight for a minimum of 2 hours midwinter, however this is considered acceptable as this space is it responds to the lot's orientation, is supplemented by an additional communal open space area within the western side setback zone, and is located when it helps to achieve other objectives of the Guide such as building separation. 	Yes – subject to design refinement
	<ul style="list-style-type: none"> (O 3D-2) Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting. 	<ul style="list-style-type: none"> The principal communal open space is located close to natural ground level and is collocated with deep soil, creating potential for a vegetated setting that relates to heritage listed landscape at the adjacent property to the rear. The level of the supplementary communal open space along the western boundary results in a 	



		<p>poor interface between the development and side boundary. The resulting retaining wall more than 3m in height will likely result in this space being overshadowed.</p> <p>Recommendation: Reconsider how the building will negotiate the site slope with minimal use of high retaining walls on side boundaries.</p>													
	<ul style="list-style-type: none"> (O 3D-3) Communal open space is designed to maximise safety. 	<ul style="list-style-type: none"> Communal open space is located so that is directly accessible from, and maintains direct sightlines with, common circulation spaces. It is noted there is a 100mm threshold between the lobby and communal garden. <p>Recommendation: Universal access should be confirmed, detailing how the 100mm threshold between the lobby and communal open space is to be negotiated.</p>													
	<ul style="list-style-type: none"> (O 3D-4) Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood. 	<ul style="list-style-type: none"> N/A 													
<p>3E – Deep soil zones</p>	<ul style="list-style-type: none"> (O 3E-1) Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality. <ul style="list-style-type: none"> (DC) Deep soil zones that allow for and support healthy plant and tree growth. <table border="1" data-bbox="327 1234 724 1447"> <thead> <tr> <th>Site area</th> <th>Minimum dimension</th> <th>Deep soil (% of site area)</th> </tr> </thead> <tbody> <tr> <td>< 650m²</td> <td>-</td> <td rowspan="3">7%</td> </tr> <tr> <td>650m² – 1500m²</td> <td>3m</td> </tr> <tr> <td>> 1500m²</td> <td>6m</td> </tr> </tbody> </table>	Site area	Minimum dimension	Deep soil (% of site area)	< 650m ²	-	7%	650m ² – 1500m ²	3m	> 1500m ²	6m	<ul style="list-style-type: none"> Documentation suggests the proposal satisfies the objective and design criteria of this Part, however areas above basement and proposed for hardscaping have been included in deep soil calculations. <p>Recommendation: Recalculation should be submitted for assessment.</p>	<p>Yes – subject to refinement</p>		
Site area	Minimum dimension	Deep soil (% of site area)													
< 650m ²	-	7%													
650m ² – 1500m ²	3m														
> 1500m ²	6m														
<p>3F – Visual privacy**</p>	<ul style="list-style-type: none"> (O 3F-1) Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. <ul style="list-style-type: none"> (DC) Min setback to side and rear boundaries are as follows: <table border="1" data-bbox="327 1715 724 1984"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	<ul style="list-style-type: none"> The rear setback less than 4m to habitable spaces is not compliant with objectives for privacy, access to daylight, or spatial separation. This move borrows amenity from surrounding heritage listed sites and does not equitably share separation distances across properties. The encroachment of balconies into the western side setback zone may be considered acceptable provided the impact to privacy and solar access if neighbouring properties can be reduced. The specific subdivision pattern in this location may be used to justify this non-compliance. The lesser 3m setback may be considered to the eastern and western boundaries as dwellings are primarily orientated towards the street or rear boundary. Windows along this façade are primarily to non-habitable rooms or secondary windows on bedrooms and provide 	<p>No</p>
Building height	Habitable rooms and balconies	Non-habitable rooms													
Up to 12m (4 storeys)	6m	3m													
Up to 25m (5-8 storeys)	9m	4.5m													
Over 25m (9+ storeys)	12m	6m													



		<p>screening.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> The proposal should increase the proposed setback from habitable rooms located the rear, proportionate to the scale of the proposed development. Development should be contained within the areas defined by site setbacks. 	
	<ul style="list-style-type: none"> (O 3F-2) Site and building elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space. 	<ul style="list-style-type: none"> The proposal presents a balance of glazing and screening, supported by screen planting in side setbacks at lower levels, with most apartments primarily orientated towards the street or rear boundary. 	
3G – Pedestrian access and entries	<ul style="list-style-type: none"> (O 3G-1) Building entries and pedestrian access connects to and addresses the public domain. 	<ul style="list-style-type: none"> Building entries and access directly address the public domain. 	Yes
	<ul style="list-style-type: none"> (O 3G-2) Access, entries and pathways are accessible and easy to identify. 	<ul style="list-style-type: none"> Building entries and access are legible. 	
	<ul style="list-style-type: none"> (O 3G-3) Large sites provide pedestrian links for access to streets and connection to destinations. 	<ul style="list-style-type: none"> Not applicable. 	
3H – Vehicle access	<ul style="list-style-type: none"> (O 3G-1) Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes. 	<ul style="list-style-type: none"> The proposal consolidates two existing driveways into a singular vehicle access point, reducing the existing number of crossovers. The proposal utilises low point of the site and landscaping to minimise the visual impact of the vehicular access. 	Yes
3J – Bicycle and car parking *	<ul style="list-style-type: none"> (O 3J-1) Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. <ul style="list-style-type: none"> (DC) For development within 800m of a railway station or light rail stop, or within 400m of B3 or B4 zones, the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. 	<ul style="list-style-type: none"> Defer to Traffic and Transport for full assessment. Less than maximum visitor parking spaces provided as per WDCP, may be justified due to proximity of site to Edgecliff railway station. 	Yes
	<ul style="list-style-type: none"> (O 3J-2) Parking facilities are provided for other modes of transport. 	<ul style="list-style-type: none"> Adequate bicycle storage and motorbike/scooter spaces are provided. 	
	<ul style="list-style-type: none"> (O 3J-3) Car park design and access is safe and secure. 	<ul style="list-style-type: none"> Defer to Traffic Engineer for advice on compliance with relevant standards. 	
	<ul style="list-style-type: none"> (O 3J-4) Visual and environmental impacts of underground car parking are minimised. 	<ul style="list-style-type: none"> Utilises low point of the site to ensure basement structures are underground 	
Part 4: Designing the Building			



4A – Solar and daylight access **	<ul style="list-style-type: none"> • (O 4A-1) Optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. <ul style="list-style-type: none"> - (DC) 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. - (DC) A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter. 	<ul style="list-style-type: none"> • Desktop analysis of the proposal without detailed solar analysis diagrams suggests general compliance with this objective. • Solar access diagrams and view from sun analysis that includes surrounding massing should be provided to help determine compliance. 	Yes				
	<ul style="list-style-type: none"> • (O 4A-2) Daylight access is maximised where sunlight is limited. 	<ul style="list-style-type: none"> • All habitable rooms are designed with access to daylight. 					
	<ul style="list-style-type: none"> • (O 4A-3) Design incorporates shading and glare control, particularly for warmer months. 	<ul style="list-style-type: none"> • The proposal features necessary elements for passive climate control. 					
4B – Natural ventilation **	<ul style="list-style-type: none"> • (O 4B-1) All habitable rooms are naturally ventilated. 	<ul style="list-style-type: none"> • All habitable rooms are designed for natural ventilation. 	Yes				
	<ul style="list-style-type: none"> • (O 4B-2) The layout and design of single aspect apartments maximise natural ventilation. 	<ul style="list-style-type: none"> • Not applicable. 					
	<ul style="list-style-type: none"> • (O 4B-3) The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment. <ul style="list-style-type: none"> - (DC) At least 60% of apartments are naturally cross ventilated in the first 9 storeys. - (DC) Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. 	<ul style="list-style-type: none"> • All proposed apartments are designed to for natural cross ventilation. • Cross over apartments measure less than 18m in depth from glass line to glass line. 					
4C – Ceiling heights * **	<ul style="list-style-type: none"> • (O 4C-1) Ceiling height achieves sufficient natural ventilation and daylight access. <ul style="list-style-type: none"> - (DC) Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table border="1" style="margin-left: 20px;"> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable rooms</td> <td>2.4m</td> </tr> </tbody> </table> 	Habitable rooms	2.7m	Non-habitable rooms	2.4m	<ul style="list-style-type: none"> • The proposed floor to floor heights 3.2 metres is sufficient to achieve required finished floor to ceiling heights within all rooms. 	Yes
	Habitable rooms	2.7m					
	Non-habitable rooms	2.4m					
<ul style="list-style-type: none"> • (O 4C-2) Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. 	<ul style="list-style-type: none"> • Objective met through proposed 3.2m floor to floor heights. 						
<ul style="list-style-type: none"> • (O 4C-3) Ceiling heights contribute to the flexibility of building use over the life of the building. 	<ul style="list-style-type: none"> • The greater floor to floor heights on the ground floor is supported to provide greater daylight amenity to ground floor units and potential flexibility for use over time. 						



4D – Apartment size + layout * **	<ul style="list-style-type: none"> (O 4D-1) The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. <ul style="list-style-type: none"> (DC) Apartments are required to have the following min internal areas: <table border="1" style="margin-left: 20px;"> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </table> (DC) Every habitable room must have a window in an external wall with a total min glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms. 	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	<ul style="list-style-type: none"> All apartments exceed minimum internal area requirements. All habitable rooms propose sufficient glazing, daylight, and natural ventilation. 	No
	Studio	35m ²									
	1 bedroom	50m ²									
2 bedroom	70m ²										
3 bedroom	90m ²										
<ul style="list-style-type: none"> (O 4D-2) Environmental performance of the apartment is maximised. <ul style="list-style-type: none"> (DC) Habitable room depths are limited to a max of 2.5 x the ceiling height (DC) In open plan layouts (where the living, dining and kitchen are combined) the max habitable room depth is 8m from a window. 	<ul style="list-style-type: none"> All habitable rooms are proportioned to address environmental performance objectives. 										
<ul style="list-style-type: none"> (O 4D-3) Apartment layouts are designed to accommodate a variety of household activities and needs. <ul style="list-style-type: none"> Master bedrooms have a min area of 10m² and other bedrooms 9m² (excluding wardrobe space) Bedrooms have a min dimension of 3m (excluding wardrobe space) Living rooms or combined living/dining rooms have a min width of: <ul style="list-style-type: none"> 3.6m for studio and 1 bed apartments 4m for 2 and 3 bed apartments The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. 	<ul style="list-style-type: none"> Units 3+5 note a min area of 9m². This should be increased to 10m². Minor noncompliance for living room width noted for Unit 6. No min room area noted for bed 3 in Unit 23, which appears to have a min dimension less than 3m. <p><u>Recommendation:</u></p> <ul style="list-style-type: none"> Update plans, SEE and SEPP Assessment to respond to these minor non-compliances where necessary. 										



4E – Private open space + balconies **	<ul style="list-style-type: none"> (O 4E-1) Apartments provide appropriately sized private open space and balconies to enhance residential amenity. (DC) All apartments are required to have primary balconies as follows: <table border="1" style="margin-left: 40px;"> <tr> <td>Studio</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bed</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bed</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bed</td> <td>12m²</td> <td>2.4m</td> </tr> </table> (DC) 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 min area of 15m² and a min depth of 3m. 	Studio	4m ²	-	1 bed	8m ²	2m	2 bed	10m ²	2m	3+ bed	12m ²	2.4m	<ul style="list-style-type: none"> All apartments exceed minimum private open space requirements. 	No
	Studio	4m ²	-												
	1 bed	8m ²	2m												
2 bed	10m ²	2m													
3+ bed	12m ²	2.4m													
<ul style="list-style-type: none"> (O 4E-2) Primary private open space and balconies are approximately located to enhance liveability for residents. 	<ul style="list-style-type: none"> The private open space of all apartments is located adjacent to primary internal living areas, except for the partially undergrounded 2-bed affordable units where the relationship between internal and external living spaces has been severed. <p>Recommendation: Amend floor plans to ensure all units have a positive relationship between internal and external living spaces.</p>														
<ul style="list-style-type: none"> (O 4E-3) Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. 	<ul style="list-style-type: none"> Balconies are primarily contained within the building envelope and propose a solidity that is characteristic of the area. 														
4F – Common circulation and spaces **	<ul style="list-style-type: none"> (O 4F-1) Common circulation spaces achieve good amenity and properly service the number of apartments. <ul style="list-style-type: none"> (DC) The maximum number of apartments off a circulation core on a single level is eight. (DC) For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. 	<ul style="list-style-type: none"> Common circulation spaces are naturally lit, naturally ventilated, and appear well proportioned. The maximum number of apartments proposed off a circulation core is four. The proposal is less than 10-storeys and contains a total of 24 units. 	Yes												
	<ul style="list-style-type: none"> (O 4F-2) Common circulation spaces promote safety and provide for social interaction between residents. 	<ul style="list-style-type: none"> Common circulation spaces are designed to avoid entrapment and clearly open onto communal open spaces. 													
4G – Storage**	<ul style="list-style-type: none"> (O 4G-1) Adequate, well-designed storage is provided in each apartment. <ul style="list-style-type: none"> (DC) In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided. <table border="1" style="margin-left: 40px;"> <tr> <td>Studio</td> <td>4m²</td> </tr> <tr> <td>1 bedroom</td> <td>6m²</td> </tr> <tr> <td>2 bedroom</td> <td>8m²</td> </tr> <tr> <td>3+ bedroom</td> <td>10m²</td> </tr> </table> 	Studio	4m ²	1 bedroom	6m ²	2 bedroom	8m ²	3+ bedroom	10m ²	<ul style="list-style-type: none"> Proposed areas of storage (in addition to the minimum required for wardrobe, bathroom, and kitchen storage) meet minimum area requirements. 	Yes				
Studio	4m ²														
1 bedroom	6m ²														
2 bedroom	8m ²														
3+ bedroom	10m ²														



	<ul style="list-style-type: none"> (O 4G-2) Additional storage is conveniently located, accessible and nominated for individual apartments. 	<ul style="list-style-type: none"> Communal storage areas have been allocated in basement levels. 	
4H – Acoustic privacy	<ul style="list-style-type: none"> (O 4H-1) Noise transfer is minimised through the siting of buildings and building layout. 	<ul style="list-style-type: none"> Noise transfer is mitigated in plan where living spaces are primarily orientated towards the street or rear boundary. 	Yes
	<ul style="list-style-type: none"> (O 4H-2) Noise impacts are mitigated within apartments through layout and acoustic treatments. 	<ul style="list-style-type: none"> Noise impacts between apartments are largely mitigated by co-locating service rooms (kitchens/bathrooms) both in plan and vertically. 	
4J – Noise and pollution	<ul style="list-style-type: none"> (O 4J-1) In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings. 	<ul style="list-style-type: none"> External noise impacts have been largely mitigated in plan, locating bedroom spaces away from New South Head Road. 	Yes
	<ul style="list-style-type: none"> (O 4J-2) Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. 	<ul style="list-style-type: none"> While a large proportion of glazed façade is orientated towards New South Head Road, it has been noted that future glazing specifications will address acoustic requirements. 	
4K – Apartment mix	<ul style="list-style-type: none"> (O 4K-1) A range of apartment types and sizes is provided to cater for different household types now and into the future. 	<ul style="list-style-type: none"> Under the application of the Affordable Housing SEPP, the proposed development provides a mix of accommodation to support the needs of a future population of differing household types and needs. While there is a potential oversupply of 3-bedroom apartments, the submitted letter justifying the proposed apartment mix strategy argues the proposed dwelling type is most feasible and in demand in the Double Bay market. 	Yes
	<ul style="list-style-type: none"> (O 4K-2) The apartment mix is distributed to suitable locations within the building. 	<ul style="list-style-type: none"> The mix of apartments could be better distributed across the development to facilitate social mix. The provision of larger ground floor apartments is encouraged to support affordable housing options for families that are collocated with generous private open space. 	
4L – Ground floor apartments	<ul style="list-style-type: none"> (O 4L-1) Street frontage activity is maximised where ground floor apartments are located. 	<ul style="list-style-type: none"> One ground floor apartment addresses the street in its orientation but is largely separated by the proposed retaining wall at the front boundary and screen planting. This response is considered appropriate given the arterial nature of New South Head Road. 	No
	<ul style="list-style-type: none"> (O 4L-2) Design of ground floor apartments delivers amenity and safety for residents. 	<ul style="list-style-type: none"> The design of the partially undergrounded 2-bedroom apartments need further resolution to improve internal amenity outcomes in terms of daylight and privacy. <p>Recommendation: Consider consolidating these two units to a one single level apartment located on the first floor and remove any GFA that is below natural ground.</p>	



4M – Facades	<ul style="list-style-type: none"> (O 4M-1) Building façades provide visual interest along the street while respecting the character of the local area. 	<ul style="list-style-type: none"> The building's architectural expression (the inverted podium, double storey colonnade at the street, heavy corner due to design of balconies, emphasized horizontality, and limited upper-level setback) accentuates the buildings bulk and cuts off views to the surrounding tree line. <p>Recommendation: Further articulate the street façade, aiming to balance the composition of vertical and horizontal elements and promote a slenderness in building form.</p>	No
	<ul style="list-style-type: none"> (O 4M-2) Building functions are expressed by the façade. 	<ul style="list-style-type: none"> Subtle variation in the floorplan at each level and location of the main pedestrian entry is clearly expressed in the façade of the building. 	
4N – Roof design	<ul style="list-style-type: none"> (O 4N-1) Roof treatments are integrated into the building design and positively respond to the street. 	<ul style="list-style-type: none"> A flat roof with lift overrun and plant is proposed, largely in keeping with surrounding RFB development. The extension of the pergola on the top floor will likely obscure rooftop services from being seen from the street. 	Yes
	<ul style="list-style-type: none"> (O 4N-2) Opportunities to use roof space for residential accommodation and open space are maximised. 	<ul style="list-style-type: none"> Rooftop communal open space has not been proposed and not considered to be necessary or appropriate for this context as the principal open space has been provided at ground. 	
	<ul style="list-style-type: none"> (O 4N-3) Roof design incorporates sustainability features. 	<ul style="list-style-type: none"> Rooftop spaces have been designed for water capture and EV panels. 	
4O – Landscape design	<ul style="list-style-type: none"> (O 4O-1) Landscape design is viable and sustainable. 	<ul style="list-style-type: none"> Most existing large canopy trees on site are proposed to be removed and replaced by new planting. Greater effort to retain the fig tree within the front setback should be explored. 	Yes - subject to design refinement
	<ul style="list-style-type: none"> (O 4O-2) Landscape design contributes to the streetscape and amenity. 	<ul style="list-style-type: none"> Planting within the front setback zone along New South Head Road provides valuable amenity to the street. Tree species that will continue to contribute to canopy cover in both the private and public domain is recommended to 	
4P – Planting on structures	<ul style="list-style-type: none"> (O 4P-1) Appropriate soil profiles are provided. 	<ul style="list-style-type: none"> Soil profiles for areas where planting on structure have been provided. 	Yes
	<ul style="list-style-type: none"> (O 4P-2) Plant growth is optimised with appropriate selection and maintenance. 	<ul style="list-style-type: none"> Species proposed for these areas are low shrub and grass varieties and located in accessible locations for maintenance. 	
	<ul style="list-style-type: none"> (O 4P-3) Planting on structures contributes to the quality and amenity of communal and public open spaces. 	<ul style="list-style-type: none"> The planting above basement contributes to the street scape and softening the interface between the driveway, public domain, and building. 	
4Q – Universal design	<ul style="list-style-type: none"> (O 4Q-1) Universal design features are included in apartment design to promote flexible housing for all community members. 	<ul style="list-style-type: none"> An access report has been provided, and architectural plans demonstrate how several apartments may be converted to support flexible housing opportunities. 	Yes
	<ul style="list-style-type: none"> (O 4Q-2) A variety of apartments with adaptable designs are provided. 	<ul style="list-style-type: none"> Three apartments have been nominated as adaptable, accounting for approximately 10% of all proposed dwellings. 	



	<ul style="list-style-type: none"> (O 4Q-3) Apartment layouts are flexible and accommodate a range of lifestyle needs. 	<ul style="list-style-type: none"> Proposed apartments support the possibility for adaption. 	
4R – Adaptive reuse	<ul style="list-style-type: none"> (O 4R-1) New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place. (O 4R-2) Adapted buildings provide residential amenity while not precluding future adaptive reuse. 	N/A	N/A
4S – Mixed use	<ul style="list-style-type: none"> (O 4S-1) Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. (O 4S-2) Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents. 	N/A	N/A
4T – Awnings and signage	<ul style="list-style-type: none"> (O 4T-1) Awnings are well located and complement and integrated with the building design. (O 4T-2) Signage responds to the context and desired streetscape character. 	N/A	N/A
4U – Energy efficiency	<ul style="list-style-type: none"> (O 4U-1) Development incorporates passive environmental design. 	<ul style="list-style-type: none"> The proposal features compliant solar access and incorporates natural ventilation in design. 	Yes
	<ul style="list-style-type: none"> (O 4U-2) Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. 	<ul style="list-style-type: none"> The proposal suggests thermal mass will be provided in the floor and walls, and awnings over balconies provide shading in summer. 	
	<ul style="list-style-type: none"> (O 4U-3) Adequate natural ventilation minimises the need for mechanical ventilation. 	<ul style="list-style-type: none"> Natural ventilation is provided to all habitable rooms. Mechanical ventilation will be required for internalised bathrooms and laundry. 	
4V – Water management and conservation	<ul style="list-style-type: none"> (O 4V-1) Potable water use is minimised. 	<ul style="list-style-type: none"> Some water collection has been proposed within the front setback. Other water sensitive design measures have not been detailed. 	Yes
	<ul style="list-style-type: none"> (O 4V-2) Urban stormwater is treated on site before being discharged to receiving waters. 	<ul style="list-style-type: none"> Detention tanks have not been provided as per proponent's Hydraulic advice. 	
	<ul style="list-style-type: none"> (O 4V-3) Flood management systems are integrated into site design. 	<ul style="list-style-type: none"> The site falls partially within a Flood Planning Area. The proposal has been planned with a 500mm freeboard to respond to potential flood risk. 	
4W – Waste management	<ul style="list-style-type: none"> (O 4W-1) Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. 	<ul style="list-style-type: none"> Areas for bin storage, including space bulk waste, is proposed within the basement. A Waste Management Report outlines that the movement of common bins will be managed by 	Yes



	<ul style="list-style-type: none"> • (O 4W-2) Domestic waste is minimised by providing safe and convenient source separation and recycling. 	a building caretaker, presumably through the lift.	
4X – Building maintenance	<ul style="list-style-type: none"> • (O 4X-1) Building design detail provides protection from weathering. 	<ul style="list-style-type: none"> • Building maintenance systems and plan of management has not been provided. 	Cannot be determined
	<ul style="list-style-type: none"> • (O 4X-2) Systems and access enable ease of maintenance. 		
	<ul style="list-style-type: none"> • (O 4X-3) Material selection reduces ongoing maintenance costs. 		

* Non-discretionary development standard for residential development in the SEPP (Housing) Clause 148

** Standard where ADG prevails over DCPs, as per SEPP (Housing) Clause 149