

Attachment 4 – Design Principles and ADG Assessment

Part 1 - Design Principles

The City of Ryde Urban Design Review Panel (UDRP) has reviewed the proposal with regard to the design principles contained in Schedule 9 of the SEPP. The following section of the report quotes the design principle, the UDRP comments and provides the assessing officer's comments and recommendation to the Sydney North Planning Panel.

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 area including the adjacent sites, streetscape and neighbourhood.*
- 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.*

UDRP Comments

The Panel has reviewed a number of proposals for this site over several years, and notes there is a relevant development consent in place. This is the third time the Panel has reviewed a potential amending DA from this particular proponent and design team. The Panel last reviewed the proposal on 22 February 2024. The proposal is now at formal DA stage.

The site is located at the heart of the Eastwood town centre, a local retail area with a strong, positive urban character. The site benefits from a primary frontage to the pedestrianized portion of Rowe Street and presents a secondary frontage to Rutledge Street. The site also has more constrained frontages to West Parade and Trelawney Street.

The site is in close proximity to Eastwood Station, bus stops, shops, schools and public open space.

An existing consent for mixed retail, commercial and residential uses forms a relevant comparator for the proposed scale and built form now sought.

This existing consent comprises 7 residential buildings situated above a united retail and commercial podium and includes 409 apartments, approximately 12,500sqm of retail and commercial uses, and has a resultant FSR of 4.26:1.

The proposal seeks approval for 4 residential buildings situated above a united retail and commercial podium. The proposal seeks approval for 441 apartments, approximately 21,697sqm of retail and commercial uses, and proposes a resultant FSR of 5.16:1.

The relevant development controls include a MU1 mixed use zone and building heights of 21.5m along the Rowe Street site frontage and 33.5m along Rutledge Street. The site has no FSR control suggesting that the final density will be determined as a factor of internal amenity and offsite impacts.

Of particular note is the existing scale and character of Rowe Street, which is a pedestrianised street with a strong landscape and urban character. This retail high street is made up - largely - of narrow-fronted retail buildings of two storeys in height. Some exceptions to this pattern are evident, however fine grained retail uses defining the high street with a consistent alignment - is critical to the character of this street.

Striking the right relationship between the site and its Rowe Street frontage remains a key focus of the Panel's advice.

The Panel was made aware that earlier suggestions that the proponent might pursue a Planning Proposal are now less likely.

Noting the existing consent establishes a useful baseline for comparison purposes, the Panel now offers support to the proposed rearrangement of uses and re-distribution of building mass, subject to a series of relatively minor points discussed further in this report.

Planning Comment

The above comments are supportive of the development with respect to the aims of Principle 1.

The site is located within Eastwood Town Centre which is both identified for, and undergoing redevelopment. The proposed development is consistent with the future desired character which provides for increased density while responding to the local context.

The proposed development responds to the lower scale Rowe Street pedestrian mall with a two storey retail presentation along the northern elevation, with taller building elements or buildings setback or located further south adjacent to the Rutledge Street frontage.

The Eastwood Town Centre transitions to low-density residential zoning to the south of Rutledge Street. The proposed development has adequately mitigated resultant amenity impacts. Further that land is now subject to increased planned density under *State Environmental Planning Policy (Housing) 2021* Chapter 6 Low and mid rise housing gazetted 28 February 2025.

The development satisfies Principle 1.

Principle 2: Built Form and Scale

- 1) *Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*
- 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.*
- 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.*

UDRP Comments:

The DA now formalises the proposed redistribution of building mass relative to the existing DA approval. A key move is the removal of an approved residential building from the Rowe Street frontage at the centre of the site and amalgamation of approved buildings to reduce the number of distinct residential buildings from 7 to 4.

The DA also now adopts the Panel's recommendation for a consistent defined edge to Rowe Street - and this is supported, subject to the following point:

- *The scale and form of the proposed pavilion is supported at three storeys. The Panel recommends that the proposed architectural expression for this important element be refined to introduce a greater degree of self-shading and facade depth as it addresses Rowe Street.*

The DA seeks to reconfigure and expand proposed retail uses at grade and below grade. The Panel offers its support for this reconfiguration.

The Panel appreciates work has been undertaken to amend the character and geometry of the through site link and offers support to the final proposed alignment and geometry, its scale and character, subject to the following point:

- *The proposed pedestrian through site link should adopt - as far as possible - the characteristics of a pedestrian street or laneway. While some degree of enclosure may be required to create a comfortable pedestrian environment, the Panel encourages this be minimised as much as possible, particularly at the interfaces with Rowe and Rutledge Streets, where this 'open-to-the-sky' quality is most critical.*

The Panel appreciates the strategy for increasing building heights along Rutledge Street appears to deliver an overall net benefit in terms of overshadowing impacts (relative to the impacts established by the existing approval). Council should satisfy itself of the findings of the solar analysis provided by the proponent.

The Panel notes that some refinement of the Rutledge Street frontage is warranted. The long, continuous two-level podium base does not comfortably resolve the building

form on this street and does not provide significant opportunities for outdoor amenity (being south-facing). The Panel suggests that the West Parade tower might be amended to 'come to ground' as an alternative to the podium base. Such a shift might also release opportunities to improve the amenity, character and street tree planting regime along Rutledge Street.

Similarly, the extent of the Rutledge Street podium might be re-considered further to the west, near the through site link to achieve a more comfortable overall building mass, greater diversity of form and improved public domain amenity. See additional comments made under Safety.

The Panel notes positive development of earlier design strategies for articulating and modelling the larger residential buildings across the site generally. These strategies include strong modelling both vertically and horizontally, and introduces differentiation to the West Parade tower height. These strategies should be fully described in the DA documentation and form part of any consent in order to preserve the anticipated design intent.

Planning Comment

The above comments are supportive of the development with respect to the aims of Principle 2 with minor design refinement.

The applicant has refined the architectural design to the Rutledge Street frontage to improve

The URDP comments in relation to an 'open to the sky' are supported in part. From experience with other mixed use development, unprotected major links in mixed use developments are problematic. A glass canopy, as proposed, provides for weather protection and acoustic privacy, while still allowing solar access into the through site link.

The applicant has incorporated 'open to the sky' at the key pedestrian entrances (northern and southern end of the through site link) and the secondary pedestrian entrance on Rowe Street wall for a sufficient depth to draw pedestrians into the linkages before the glass canopy begins (as shown in **Figure 1**).

The development satisfies Principle 2.



Figure 1 – Rowe Street Mall Frontage.

Principle 3: Density

- 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.*
- 2) *Appropriate densities are consistent with the area's existing or projected population.*
- 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.*

UDRP Comments

The Panel notes the site is not governed by a FSR control and instead the determination of an appropriate density must follow from a consideration of the height of building controls (which are sought to be varied), the urban design merits of the proposed arrangement of building form, the levels of amenity achieved within the site and any associated offsite impacts created by the proposal - particularly any impacts exceeding those established by the existing consent.

The recommendations made by the Panel in its recent reviews have been intended to improve the contextual fit of the proposal and to encourage reduction of the impacts and sense of apparent density that were previously apparent in the proposal. The

Panel notes that key recommendations have been adopted within the DA and are supported in principle.

In its final proposed form, the DA's scale and form suggest the site is capable of supporting the proposed density, subject to Council satisfying itself of the acceptability of any residual overshadowing effects.

Planning Comment

The above comments are supportive of the development with respect to the aims of Principle 3.

The overshadowing effects have been considered as satisfactory and further reduced in the amended Development Application.

The development satisfies Principle 3.

Principle 4: Sustainability

- 1) *Good design combines positive environmental, social and economic outcomes.*
- 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 for ventilation, heating and cooling, which reduces reliance on technology and operation costs.*
- 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.*

UDRP Comments

ESD was not specifically addressed during the DA review.

The Panel continues to expect a proposal of this scale and significance will exceed minimum BASIX targets, and will meet or exceed ADG targets for solar access, cross ventilation and sustainability in general.

Additionally, the Panel encourages the establishment of ambitious sustainability targets, the potential for residential and retail uses to work co-operatively (for example heat rejection and co-generation) and also encourages the adoption of an 'all-electric' building including provision for EV charging.

Roof space has been allocated for solar photovoltaic panels and rainwater harvesting. Additional measures may include rainwater reuse, ensuring adequate soil volumes for planting on structures, greenhouse gas reduction, GoGet car parking and ongoing strata commitments for commercial and retail operations.

These commitments should be integrated into the design approach, clearly documented and outlined as part of the broader explanation of design intent. Considerations for Connecting with Country should also inform the underlying principles of the design approach and be manifest in the proposal.

Planning Comment

The above comments are generally supportive of the development with respect to the aims of Principle 4.

The development satisfies *State Environmental Planning Policy (Sustainable Buildings) 2022* as detailed in **Section 4.1.4** of the assessment report. There is no legislative requirement to exceed these requirements.

The development includes minor departures to the sunlight access and natural ventilation.

The development satisfies Principle 4.

Principle 5: Landscape

- 1) *Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.*
- 2) *A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.*
- 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.*
- 4) *Good landscape design optimises the following:*
 - a) *usability,*
 - b) *privacy and opportunities for social interaction,*
 - c) *equitable access,*
 - d) *respect for neighbours' amenity.*
- 5) *Good landscape design provides for practical establishment and long term management.*

UDRP Comments

The proposed communal open space at the centre of the site on Level 2 receives good solar access and offers positive passive surveillance, provides a range of spaces and uses, and is supported.

Opportunities for public domain improvements to Rowe Street, Rutledge Street and West Parade should be resolved in discussion with Council officers. The Panel encourages the elaboration of these public domain interfaces during formal DA assessment -in particular public domain improvements including street tree planting and pavement to Rutledge Street and West Parade.

Given the extensive retail uses and basement configuration, the Panel notes that no deep soil is provided. This is potentially supportable, given the site's town centre

location, but will place greater focus on the need for viable planting over structures, which should be comprehensively designed into the proposal.

Planning Comment

The above comments are supportive of the development with respect to the aims of Principle 5.

Rowe Street Mall improvements will be subject to separate agreement with Council. West Parade and Rutledge Street public domain improvements have been conceptually documented however will need to be detailed to Council's public domain requirements prior to issue of a Construction Certificate (refer to recommended conditions of consent).

No deep soil is considered satisfactory in the context of Eastwood Town Centre, the retail/commercial base of the development and the provision of suitable on-structure landscaping.

The development satisfies Principle 5.

Principle 6: Amenity

- 1) *Good design positively influences internal and external amenity for residents and neighbours.*
- 2) *Good amenity contributes to positive living environments and resident well-being.*
- 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.*

UDRP Comments

Noting the proposal's formal DA status and the generally high-level nature of the Panel's comments, the Panel encourages Council to satisfy itself of the following points during detailed DA assessment:

- *The configuration of proposed residential buildings should deliver appropriate building separation and meet targets for solar access and natural cross ventilation within the scheme.*
- *The Panel notes some residual challenges associated with achieving adequate outlook and privacy associated with one apartment type located at the westerly re-entrant corner of the T-shaped residential building located at the centre of the site. It is recommended that this apartment design be reviewed to improve privacy*
- *The proposed building mass appears to manage offsite impacts appropriately, particularly overshadowing, but cross viewing and acoustic privacy between neighbouring buildings should be assessed.*

- *Residential uses in close proximity to retail and commercial uses should be designed with an appropriate interface to maintain residential visual and acoustic privacy. The proposed relationship is supported in principle.*

Communal open spaces should meet ADG targets for solar access and amenity. Adequate soil volumes are essential to support the anticipated extent of vegetation.

Planning Comment

The above comments are supportive of the development with respect to the aims of Principle 6. The design amendments raised have been addressed as follows in the amended Development Application:

- The 're-entrant' corner design issue has been resolved in the amended Development Application.
- Building separation has been increased to No. 7 Rutledge Street to provide the developments 'share' of building separation.
- Solar access diagrams demonstrate compliant solar access to communal open space.

The development satisfies Principle 6.

Principle 7: Safety

- 1) *Good design optimises safety and security within the development and the public domain.*
- 2) *Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
- 3) *Opportunities to maximise passive surveillance of public and communal areas promote safety.*
- 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.*

UDRP Comments

The Panel restates a concern with one aspect of the general arrangement of proposed residential lobbies as follows:

- *The 'super-lobby' strategy is understood and supported in principle, however, the Panel encourages the introduction of additional (secondary) ground level residential lobbies to increase and distribute activation of the ground plane, particularly within the through site link and retail arcade spaces.*
- *Adopting this principle, each residential building should be provided with a clear, defined point of address, ideally from the primary street network or internal laneway/arcade network (in addition to the 'super-lobby' address already proposed).*
- *The Rutledge Street interface, near the corner of West Parade has improved in the DA but remains somewhat isolated and dominated by service functions. Opportunities to expand retail along West Parade should be considered.*

The public domain treatment along Rutledge Street in the vicinity of the basement entry continues to complicate pedestrian refuge and makes the footpath discontinuous. This warrants refinement to mitigate against safety concerns. The Panel suggests the potential extension of the internal retail arcade to connect to Rutledge Street, bringing some increased level of activation to the street frontage.

Planning Comment

The above comments are with respect to the aims of Principle 7 are principally addressed in the amended Development Application.

The West Parade/Rutledge Corner has been given an improved presentation through re-orientation of the corner retail tenancy and greater integration of bike storage areas.

With respect to the super-lobby strategy the UDRP has supported the approach in response to the amended Development Application. While the UDRP maintains the request to bring residential apartment entries down into the retail levels, the travel distance diagrams demonstrate suitable travel from the nearest road frontage (**Figure 2**).

Building B and D have direct access at Level 01 from Rutledge Street. Building E, has direct access from West Parade. Building A and C have less direct access from Rowe Street Mall, having to utilise the super lobby. The provision of a direct Rowe Street Mall access to Building A and C would undermine the activation of both the through site link and Rowe Street Mall. Accordingly, a consolidated single access point central to Building A and C is considered satisfactory in this instance.

It is noted, that this is in addition to direct access to each building for residents from basement parking levels.



Figure 2 – Pedestrian access to the nearest street frontage

The development satisfies Principle 7.

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.*

UDRP Comments

The Panel supports the proposed apartment mix, inclusion of family-friendly apartments and the co-location of residential, retail and commercial uses.

Planning Comment

The above comments are supportive of the development with respect to the aims of Principle 8.

The development satisfies Principle 8.

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.*

UDRP Comments

The DA proposal incorporates an approach to architectural expression and character that is promising and is supported.

Any development consent should fully define and preserve the design intent for a highly modelled and articulated series of buildings.

The Panel restates the following advice:

- *The Panel supports the use of materials with integral colour and reduced reliance on painted, rendered finishes in order to minimise the long term maintenance burden.*
- *Noting the provided 6000 series architectural drawings which describe 3 primary facade types, the Panel seeks the preparation of similar detailed design studies of each primary facade type to fully describe the proposed design intent.*
- *These detailed design intent drawing should form part of any development consent*

The Panel's objective in making this recommendation, is to seek that the architectural design intent is adequately developed and described to positively resolve materials, junctions, fenestration, integration of planters, the siting of A/C condenser units, sun-shading, balcony drainage and any other significant architectural elements.

Planning Comment

The above comments are supportive of the development with respect to the aims of Principle 9.

The applicant has provided further façade improvement over the assessment of the Development Application which are reflected in the amended Development Application.

Suitably detailed 6000 series drawings are provided and included in the recommended conditions of consent.

The development satisfies Principle 9.

Design Review Panel on Amended Development Application

The Development Application was referred to the City of Ryde Urban Design Review Panel (UDRP) during the pre-lodgement, lodgement and amendment stage of the Development Application.

The UDRP is supportive of the proposal, understanding broader planning considerations in reducing height, with minor further matters addressed as follows:

- **Rutledge Street** – The UDRP would prefer a traditional intersection on Rutledge Street and no slip lane into the site.

Planning Comment

The slip lane is a negotiated outcome between the relevant roads stakeholders (Council and Transport for NSW) and is required to maintain performance of Rutledge Street.

The Rutledge Street frontage is activated (shop frontages, improved public domain, through site link entry) albeit it is also required to serve the function as the principal vehicle entrance.

Part 2 – Apartment Design Guide

The purpose of this table is to provide a summary assessment of the proposed development against the design criteria within the Apartment Design Guide. For a detailed assessment against the design criteria and design guidance refer to the ADG Checklist prepared by the applicant.

Table 1 - Apartment Design Guide Assessment Table					
Clause	Design Criteria / Key Design Guidance		Proposal	Satisfies Objective	
Part 3 Siting the development					
3D-1 Communal Open Space	1. Communal open space has a minimum area equal to 25% of the site		Compliant – 26% provided (3,269m ²)	Yes	
	2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)		Compliant – At least 50% of the central principal usable part of the communal open space receives 2 hours between 12pm and 2pm mid winter (Drawing No. DA2811).	Yes	
3E-1 Deep Soil Zones	1. Deep soil zones are to meet the following minimum soil requirements:		Compliant - The proposed development provides 0% deep soil, which is allowed for in this instance under Section 3E-1.4 (i.e. in commercial zones where the ground floor is non-residential).	Yes	
	Site area	Minimum dimensions			Deep soil zone (% of site area)
	Less than 650m ²	-			7%
	650m ² – 1,500m ²	3m			
	Greater than 1,500m ²	6m			
Greater than 1,500m ² with significant existing tree cover	6m				
3F-1 Visual privacy	1. Separation between windows and balconies is provided to ensure visual		Non-compliant – The proposal	Yes, see report.	

Table 1 - Apartment Design Guide Assessment Table

Clause	Design Criteria / Key Design Guidance	Proposal	Satisfies Objective												
	<p>privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><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></table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</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>utilises a variety of conditions (habitable, non-habitable, blank wall) to generally achieve compliance with building separation requirements within the site and to adjoining properties.</p> <p>Minor non-compliances are proposed between Building A and the western side boundary at Levels 9 and 10 where 8.3m-11.3m is provided in lieu of 12m.</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													
3J-1 Bicycle and car parking	<p>1. For development in the following locations:</p> <ul style="list-style-type: none">on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; oron land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less	<p>Compliant - Bicycle and car parking is considered satisfactory as per the Council's Transport referral.</p>	Yes												

Table 1 - Apartment Design Guide Assessment Table

Clause	Design Criteria / Key Design Guidance	Proposal	Satisfies Objective	
	The car parking needs for a development must be provided off street			
Part 4 Designing the Building				
4A-1 Solar and daylight access	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Non-compliant – 69.8% (287 of 411 apartments)	Yes, see report	
	2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	N/A	N/A	
	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Non-compliant – 17.3% (71 apartments)	Yes, see report.	
4B-3 Natural ventilation	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Non-compliant - 59.9% (9 storeys)*	Yes, see report.	
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Compliant	Yes	
4C-1 Ceiling heights	1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Compliant	Yes	
	Minimum ceiling height for apartment and mixed use buildings			
	Habitable rooms			2.7m
	Non-habitable			2.4m

Table 1 - Apartment Design Guide Assessment Table

Clause	Design Criteria / Key Design Guidance		Proposal	Satisfies Objective										
	<table><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use							
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area													
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope													
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use													
	These minimums do not preclude higher ceilings if desired													
4D-1 Apartment size and layout	1. Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><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> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each		Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Compliant – The proposal generally exceeds the minimum internal areas.	Yes
	Apartment type	Minimum internal area												
	Studio	35m ²												
1 bedroom	50m ²													
2 bedroom	70m ²													
3 bedroom	90m ²													
2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms														
4D-2 Apartment size and layout	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Compliant	Yes											
	2. In open plan layouts (where the living, dining and kitchen are	Compliant – it is noted deepest	Yes											

Table 1 - Apartment Design Guide Assessment Table

Clause	Design Criteria / Key Design Guidance	Proposal	Satisfies Objective															
	combined) the maximum habitable room depth is 8m from a window	apartments (6.7m to front of kitchen bench) are cross-through apartments and have associated amenity benefits.																
4D-3 Apartment size and layout	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	Compliant	Yes															
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Compliant	Yes															
	3. Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">3.6m for a studio and 1 bedroom apartments.4m for 2 and 3 bedroom apartments.	Non-compliant – Type 2B02 and 2B03 are 3.8m wide in lieu of 4m (Refer to Drawing No. DA2033).	Yes, see report.															
	4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Compliant	Yes															
4E-1 Private open space and balconies	1. All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	Compliant	Yes
	Dwelling type	Minimum area	Minimum depth															
	Studio apartments	4m ²	-															
	1 bedroom apartments	8m ²	2m															
	2 bedroom apartments	10m ²	2m															
	3+ bedroom apartments	12m ²	2.4m															
The minimum balcony depth to be counted as contributing to the balcony area is 1m																		
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum	N/A	N/A																

Table 1 - Apartment Design Guide Assessment Table

Clause	Design Criteria / Key Design Guidance	Proposal	Satisfies Objective										
	area of 15m ² and a minimum depth of 3m												
4F-1 Common circulation and spaces	1. The maximum number of apartments off a circulation core on a single level is eight	Non-compliant – Building D only. Level 2-3, 12 apartments per core, Level 4 to 7 – 13 apartments per core, Level 8-9 – 9 apartments per core, Level 10-12 – 6 apartments per core.	Yes, see report										
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Compliant – applicant has demonstrated suitability of wait times at 128 apartments, the amended scheme will reduce wait times further.	Yes										
4G-1 Storage	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	Compliant	Yes
	Dwelling type	Storage size volume											
Studio apartments	4m ³												
1 bedroom apartments	6m ³												
2 bedroom apartments	8m ³												
3+ bedroom apartments	10m ³												
At least 50% of the required storage is to be located within the apartment													
4H-1 Acoustic Privacy	The applicant has amended the scheme to provide for improved amenity for apartments at L-junctions of the building. This has been achieved through the provision of a bedroom servicing the same unit	Compliant.	Yes										

Table 1 - Apartment Design Guide Assessment Table

Clause	Design Criteria / Key Design Guidance	Proposal	Satisfies Objective
	around the L-junction to reduce unsatisfactory acoustic privacy interfaces.		
4J – Noise and Pollution	<p>Section 4J provides design guidance to reduce noise and pollution to apartments from busy roads or rail corridors.</p> <p>Section 4J has particular relevance to the Rutledge Street frontage (classified road) and West Parade frontage (heavy rail).</p> <p>The design incorporates winter gardens at lower levels.</p>	Compliant	Yes
4K – Apartment Mix	<p>Section 4K requires a variety of apartment types to be provided. The proposed apartment mix is as follows: The proposed apartment mix is as follows:</p> <p>54 x 1 bedroom (13.3%) 294 x 2 bedroom (71.7%) 63 x 3+ bedroom (14.0%)</p> <p>It is noted that within each typology a proportion include a study.</p>	Compliant	Yes
4Q – Universal Design	10% adaptable (DCP) and 20% silver level universal design (ADG) is proposed.	Compliant	Yes