

Attachment 2 Apartment Design Guideline

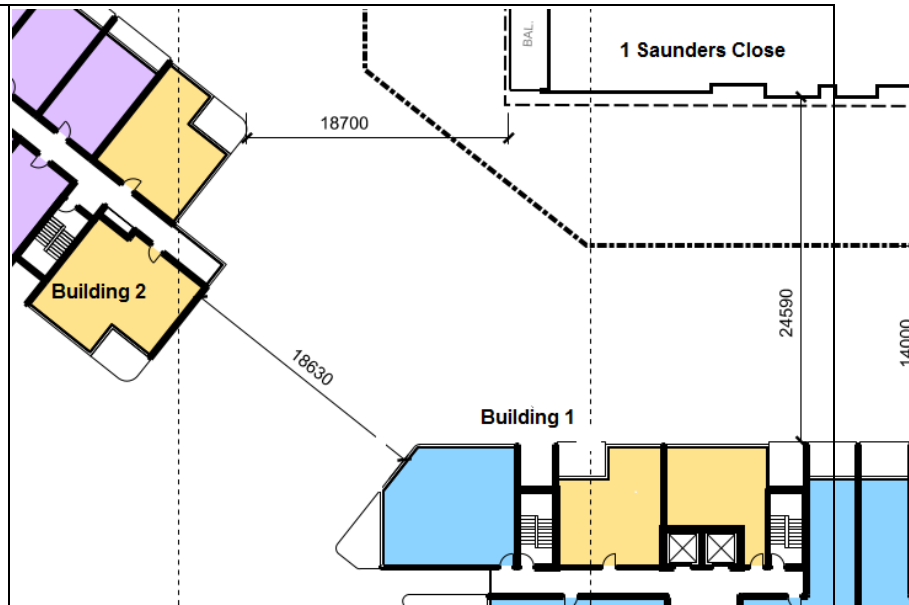
Criteria/Guidelines	Comments
Part 2 Development the Controls	
<p>2E Building Depth</p> <p>Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line. This will ensure that apartments receive adequate daylight and natural ventilation and optimise natural cross ventilation.</p>	<p><u>Building 1</u> Ground floor to Levels 2 - The building depth ranges from 16m to 19.5m. This is for the commercial/retail levels.</p> <p>On Level 3 the building depth is 18m. On Levels 4 and above – building depth is 20.</p> <p>The building exceeds the maximum depth, ranging from 19.5m to 20m. The proposal is for a concept approval only so the unit mix and layout are indicative only. Notwithstanding this, the proposal has indicated that an acceptable levels of cross ventilation and solar access can be achieve. Condition 10 has been imposed requiring compliance with the requirements of the ADG.</p> <p><u>Building 2</u></p> <p>Ground floor - The building depth ranges from 14m to 37m. This is for the commercial/retail levels. On Levels 2 & 3 the building depth ranges up to 55m. These larger depths are to fit future commercial uses and as the application is for concept approval only, subsequent DAs applications for each of the buildings will be submitted to illustrate how amenity for users of the buildings can be achieve.</p> <p>On Levels 4 and above, the building depth for the residential component is 20m, which exceeds the maximum depth. The proposal is for a concept approval only so the unit mix and layout are indicative only. Notwithstanding this, the proposal has indicated that an acceptable levels of cross ventilation and solar access can be achieve. Condition 10 has been imposed requiring compliance with the requirements of the ADG.</p> <p><u>Buildings 3, 4 & 5:</u></p> <p>The building depth for Building 3 & 5 is 24m. The building depth for Building 4 is 21m. As stated above, the proposal has indicated that an acceptable levels of cross ventilation and solar access can be achieve in each of the buildings. Subsequent DAs applications for each of the buildings will be submitted to illustrate how ventilation and solar access will be achieved Condition 10 has been imposed requiring compliance with the requirements of the ADG.</p>
<p>2F Building Separation</p> <p>Minimum separation distances for buildings are:</p> <p><u>Up to four storeys (approximately 12m):</u></p> <ul style="list-style-type: none"> • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms <p><u>Five to eight storeys (approximately 25m):</u></p> <ul style="list-style-type: none"> • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms 	<p><u>Buildings 1 & 2 and 1 Saunders Close</u></p>

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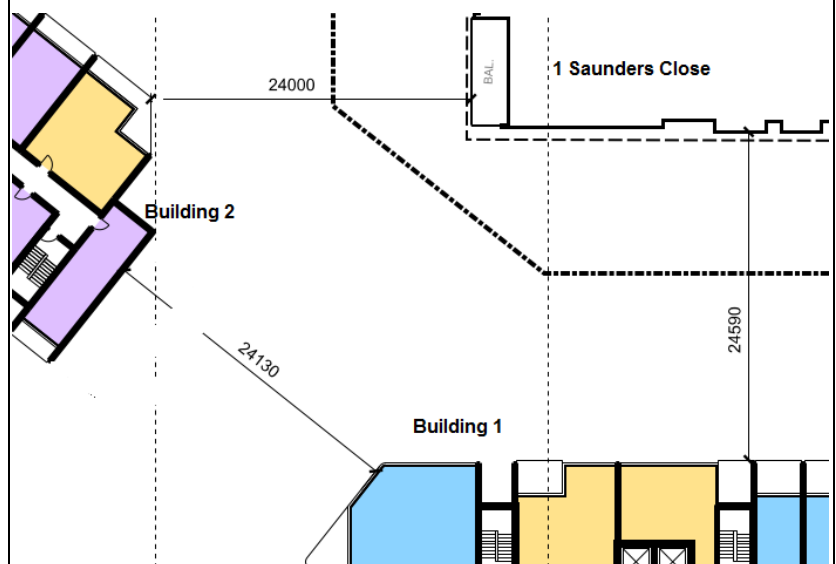
- 9m between non-habitable rooms

Nine storeys and above (over 25m):

- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms

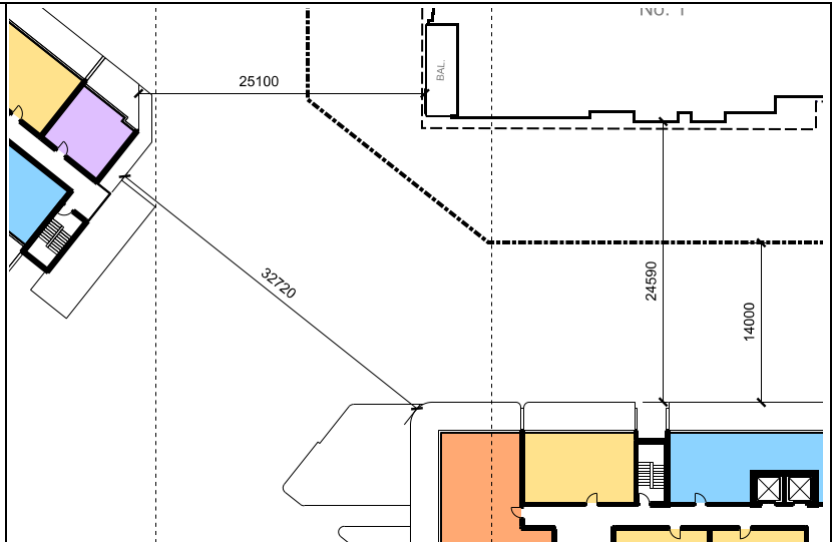


L4-7 of Building 1 & 2 – the residential component – minimum separation of 18.6m



L8-11 of Building 1 and L8-9 of Building 2 – minimum separation of 24m

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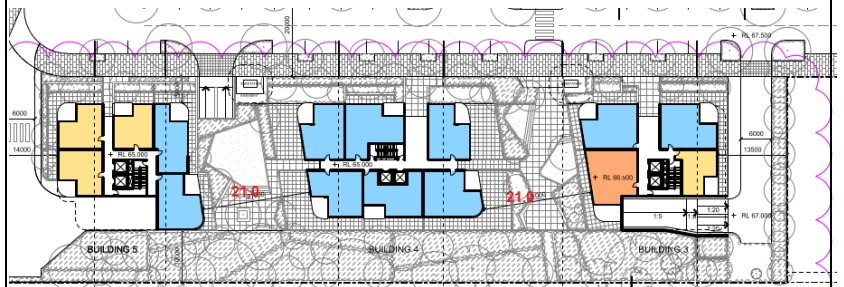


L4L12-13 of Building 1 and L10-11 of Building 2 – separation of 32.7m on the topmost levels.

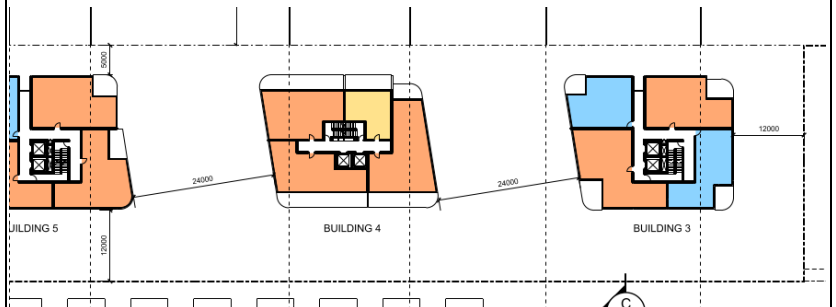
The proposal complies with the ADG separation requirements between Buildings 1 & 2 and 1 Saunders Close.

Note: Separation between Building 2 and the existing Boarding House is minimum 25m – which is compliant with the ADG.

Buildings 3, 4 & 5



Ground floor plan of Buildings 3, 4, & 5 – minimum separation of 21m for Ground floor to L12.



L13 to 14 – 24m separation.

3A Site Analysis

Does the development relate well to its context and is it sited appropriately?

Consistent

A Site Analysis plan, Urban Design Report and supporting Statement

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	<p>of Environmental Effects is provided to accompany the application. Both documents adequately describe the context of the site and the considered relationship of the development to its surrounds.</p> <p>The built form responds to the street conditions and neighbouring site configurations.</p> <p>The building form and character reflects the changing context anticipated by the RLEP 2014 for the Macquarie Park Corridor.</p>												
<p>3B Orientation</p> <p>Does the development respond to the streetscape and site and optimise solar access within the development and to neighbouring properties?</p>	<p>Consistent</p> <p>The concept development is considered to respond appropriately to the street frontage of Herring Road with any subsequent DA for each of the buildings will be required to incorporate access from the street (or the new road).</p>												
<p>3C Public Domain Interface</p> <p>Does the development transition well between the private and public domain without compromising safety and security?</p> <p>Is the amenity of the public domain retained and enhanced?</p>	<p>Consistent</p> <p>The proposed development is considered to be satisfactory in terms of the creation and structuring of the significant new public spaces and facilities for both residents and visitors.</p> <p>The amenity of the public domain is retained.</p>												
<p>3D Communal and Public Open Space</p> <p>Appropriate communal open space is to be provided as follows:</p> <p>1. Communal open space has a minimum area equal to 25% of the site;</p> <p>2. Developments achieve a minimum of 50% direct sunlight to the principal usable parts of the communal open space for a minimum of 2 hours between 9 am and 3pm on 21 June (mid-winter).</p>	<p>Consistent</p> <p>The concept reference design proposes a mix of public and communal open space equals to a minimum of 25% of the overall site area.</p>												
<p>3E Deep Soil Zones</p> <p>Deep soil zones are to meet the following minimum requirements:</p> <table><thead><tr><th>Site area</th><th>Minimum dimension</th><th>Deep soil zone (% of site area)</th></tr></thead><tbody><tr><td>Less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² – 1,500m²</td><td>3.0m</td></tr><tr><td>Greater than 1,500m²</td><td>6.0m</td></tr><tr><td>Greater than 1,500m² with significant existing tree</td><td>6.0m</td></tr></tbody></table>	Site area	Minimum dimension	Deep soil zone (% of site area)	Less than 650m ²	-	7%	650m ² – 1,500m ²	3.0m	Greater than 1,500m ²	6.0m	Greater than 1,500m ² with significant existing tree	6.0m	<p>Consistent</p> <p>Total deep soil area for Site A has been recalculated at approximately 21.5% (up from 18.5% as was previously proposed) and now exceeds the minimum 20% requirement. It is further noted that when applying the minimum deep soil dimension requirement of 6m x 6m as required by the ADG, the calculation increases again to approximately 24.3% and surpasses the 7% minimum deep area required under SEPP 65.</p> <p>Site B-</p> <p>The amendments made to the basement footprint associated with Site B have facilitated a significant increase in site deep soil area to approximately 22.31% - exceeding the 7% minimum deep soil area required under SEPP 65.</p>
Site area	Minimum dimension	Deep soil zone (% of site area)											
Less than 650m ²	-	7%											
650m ² – 1,500m ²	3.0m												
Greater than 1,500m ²	6.0m												
Greater than 1,500m ² with significant existing tree	6.0m												

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cover															
3F Visual Privacy Minimum required separation distances from buildings to the side and rear boundaries are as follows: <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>6.0m</td><td>3.0m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9.0m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12.0m</td><td>6.0m</td></tr></table> <i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of rooms.</i> <i>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</i>			Building height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6.0m	3.0m	Up to 25m (5-8 storeys)	9.0m	4.5m	Over 25m (9+ storeys)	12.0m	6.0m	Consistent with the building separation requirement.
Building height	Habitable rooms and balconies	Non-habitable rooms													
Up to 12m (4 storeys)	6.0m	3.0m													
Up to 25m (5-8 storeys)	9.0m	4.5m													
Over 25m (9+ storeys)	12.0m	6.0m													
3G Pedestrian Access and entries Do the building entries and pedestrian access connect to and addresses the public domain and are they accessible and easy to identify? Large sites are to provide pedestrian links for access to streets and connection to destinations.			Consistent The development provides level pedestrian access from the Herring Road frontage and from the new road. Full details will be provided in each sequent DA.												
3H Vehicle Access Are the vehicle access points designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes?			Consistent Vehicle access proposed off Saunders Close and from the new road. No objections have been raised with regards to the location of the driveways.												
3J Bicycle and Car Parking For development in the following locations: <ul style="list-style-type: none">On sites that are within 80m of a railway station or light rail stop in the Sydney Metropolitan Area; orOn land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre. The <i>minimum</i> 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			Consistent The site is located with the B4 Mixed Use zone. The Traffic and Parking Report submitted with the application states that a total of 653 parking spaces area proposed. The provided Traffic report has analysed parking demand requirements for each development scenario and emphasised that parking capacity will be in accordance with Council’s parking DCP requirements. Condition 8 will be imposed requiring this.												

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council, whichever is less.

Part 4 Designing the Building

Amenity

4A Solar and Daylight Access

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space:

- Living rooms and private open spaces of at least 70% of apartments in a building are to receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter;
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.

Consistent

Condition 10 imposed for subsequent DA for each of the buildings to address the Apartment Design Guide.

4B Natural Ventilation

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents by:

- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at 10 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;
- Overall depth of a cross-over or cross-through apartment must not exceed 18m, measured glass line to glass line.

Consistent

• Building 1 - 71 % of apartments will receive natural ventilation.
• Building 2 - has not been assessed as it will be used for student housing. **Condition 10** imposed for subsequent DA for each of the buildings to address the Apartment Design Guide if RFB.

• Building 3 - 69% of apartments will receive natural ventilation.
• Building 4 - 65% of apartments will receive natural ventilation.
• Building 5 - 79% of apartments will receive natural ventilation.

4C Ceiling Heights

Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

Minimum Ceiling Heights

Habitable rooms	2.7m
Non-habitable	2.4m
For two storey apartments	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 2.7m for main living area floor, • 2.4m for second floor, where its area does not exceed 50% of the apartment area.
If located in mixed used	<ul style="list-style-type: none"> • 2.7m for main living area floor,

Condition 10 imposed for subsequent DA for each of the buildings to address the Apartment Design Guide.

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areas	<ul style="list-style-type: none">2.4m for second floor, where its area does not exceed 50% of the apartment area.																
4D Apartment Size and Layout <p>Apartments are required to have the following minimum internal areas:</p> <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> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p>		Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Condition 10 imposed for subsequent DA for each of the buildings to address the Apartment Design Guide.					
Apartment type	Minimum internal area																
Studio	35m ²																
1 bedroom	50m ²																
2 bedroom	70m ²																
3 bedroom	90m ²																
4E Private Open Space and Balconies <p>All apartments are required to have primary balconies as follows:</p> <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	Condition 10 imposed for subsequent DA for each of the buildings to address the Apartment Design Guide.
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															
4F Common Circulation and Spaces <p>The maximum number of apartments off a circulation core on a single level is eight.</p> <p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>		Condition 10 imposed for subsequent DA for each of the buildings to address the Apartment Design Guide.															
4G Storage <p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <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> <p>At least 50% of the required storage is to be</p>		Dwelling Type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	Condition 10 imposed for subsequent DA for each of the buildings to address the Apartment Design Guide.					
Dwelling Type	Storage size volume																
Studio apartments	4m ³																
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located within the apartment.	
4H Acoustic Privacy Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3.0m away from bedrooms.	Satisfactory An Acoustic Report has been submitted for the concept proposal which has provided recommendations for noise mitigation and for further acoustic assessment be undertaken for each subsequent DA for each buildings. See Condition 12
Configuration	
4K Apartment Mix Ensure the development provides a range of apartment types and sizes that is appropriate in supporting the needs of the community now and into the future and in the suitable locations within the building.	Condition 10 imposed for subsequent DA for each of the buildings to address the Apartment Design Guide.
4O Landscape Design Was a landscape plan submitted and does it respond well to the existing site conditions and context.	Consistent Subject to condition The application was referred to Council's Landscape Architect who did not raise any objection to the proposal subject to conditions.
4P Planting on Structure When planting on structures, the following are recommended as minimum standards for a range of plant sizes	Consistent The development includes adequate soil depths which ensure suitable soil depths for a range of plant sizes.
4T Awning and Signage Locate awnings along streets with high pedestrian activity, active frontages and over building entries. Awnings are to complement the building design and contribute to the identity of the development. Signage must respond to the existing streetscape character and context.	Condition 10 imposed for subsequent DA for each of the buildings to address the Apartment Design Guide.