Annexure 3 – SEPP 65 Assessment

Part 1 – SEPP 65 Design Quality Principles

Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Comment: **Complies -** The proposal seeks to develop a commercially zoned site for residential accommodation with ground level commercial uses. Given the commercially zoned site adjoins residential zoned land to the east, south and west, the proposal has sought to provide a design that responds to the residential, rather than commercial character. In this way the proposal provides a built-form that is in keeping with the desired future character for the majority of Greenwich Road. The proposal responds to the desirable elements of the commercial zoning of the site by transitioning the intensity of commercial uses away from the Pacific Highway, by limiting commercial usage to the ground floor level. The proposed design responds appropriately to context and neighbourhood character.

Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Comment: **Complies -** The proposed design provides a scale, bulk and height appropriate to the future desired character of the street by providing an appropriate height transition, utilisation of additional building separation to the south (min. 9m) and additional building separation to the east (9m-12m). The proposal was also amended to increase the front setback allowing for relief of the bulk and scale when viewed from Greenwich Road. The proposed design provides high levels of articulation through curved designs, feature landscaping boxes, materiality (timber panelling to underside of roofing).

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Comment: Complies - The density is consistent with the local planning provisions (an FSR of less than 3:1). The proposal predominantly provides for larger apartments (22 of 40 apartments are 3 bedrooms) which is to say the proposal provides for a lesser number of apartments, but provides for a high level of amenity for residents across the unit mix provided. Resident facilities in the lower-ground level and a high quality rooftop communal open space area result in a development that would have a high level of amenity for future residents. The site is serviced by a bus stop outside the subject site and is in proximity to St Leonards trains station, community facilities (e.g. Gore Hill Oval), and existing road infrastructure.

Principle 4: Sustainability
Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

Comment: Complies - The orientation of the development has been informed by a balance between achieving adequate solar access and distant views. The proposed development is accompanied by a Basix certificate which indicates that the proposed development meets the principle of sustainability.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.
Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Comment: **Complies –** The proposal provides a high quality landscape outcome, retaining existing established street trees, providing a high quality landscape front setback balancing the need to provide commercial tenancy exposure and visual softening of the streetscape, providing for a re-establishment and enlargement of east and south landscaping areas promoting the long term viability of these planting areas, and contributing in the long term to a much improved tree canopy on the subject site.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

Comment: **Complies –** The proposal provides good internal and external amenity for residents including compliant room dimensions, storage, visual privacy from the adjoining commercial building to the north, a balance of views/outlook with sunlight access and ADG compliant natural ventilation. The proposal has considered in detail the amenity of adjoining properties through screening and additional building setbacks (Revision 3 of plans) to significantly improve the solar access available to the south in mid-winter.

Principle 7: Safety

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

Comment: **Complies –** The proposal was referred to North Shore Area Command (NSW Police) for comment and their recommendations are incorporated in the report. The proposal provides for secure access points, a clear activation of the public/private domain interface through the provision of ground-floor level commercial tenancies and passive surveillance.

Principle 8: Housing diversity and social interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

Comment: **Complies -** The amended proposal would have 4 (10%) one bedroom, 14 (35%) two bedroom, 22 (55%) three bedroom apartments. The total number of apartments would be **40** apartments. The proposal provides a good mix of apartment sizes in accordance with the Principle.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Comment: Complies – The proposed building aesthetic is sound and the design in good proportion. The initial concern regarding building depth has been resolved, with the proposal having a maximum building depth of 40 metres reducing to 30 metres at the upper levels to the southern boundary interface. The variety of materials, colours and textures are high-quality.

Part 2 – ADG Assessment

ADG Ref Item description	Proposal	Compliance
PART 3 Siting the development		
Objective 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 ***Design guidance*** Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	The proposal has provided a Site Analysis in accordance with SEPP Seniors and demonstrates design decisions have been made in relation to the site-specific context.	Yes
3B Orientation		
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development ***Design guidance*** Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1) Where the street frontage is to the east or west, rear buildings should be orientated to the north Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	Provided. Incorporated via commercial level activation which has direct ramp and stair access. The proposal is a singular building that is orientated to the north, and provides compliant separation to the southern adjoining residential flat building (No. 4 Greenwich Road).	Yes
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter ***Design guidance*** Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access Solar access to living rooms, balconies and private open spaces of neighbours should be considered Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20% If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond	Overshadowing minimise during mid-winter through minimising east/west building depth. Immediately southern adjoining building orientated to the south (with balconies and main glazing to this façade). The applicant has submitted analysis demonstrating non-compliant solar access is not reduced by more than 20%. The proposal has increased building separation to the south (9m from Level 1 to 4) which would improve solar access outcome to southern	Yes

ADG Ref Item description	Proposal	Compliance
minimums contained in section 3F Visual privacy	adjoining property in morning and afternoon periods.	
Overshadowing should be minimised to the south or down hill by increased upper level setbacks	The proposal provides greater setbacks (compared to a permissible commercial building) and therefore would result in a better solar access outcome from the down hill properties.	
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	Orientation reasonable in context of site.	
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	Aerial reviewed for solar collectors (26 September 2020) and none within shadow area).	
3C Public domain interface		
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	Provided.	Yes
Design guidance Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	In this instance street-level commercial provides activation of street.	
Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	The proposal utilises a change in level while maintain an accessible ramp.	
Upper level balconies and windows should overlook the public domain	Provided.	
Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	Due to the slope of the site the front fence is slightly higher in points however satisfactory on merit.	
Length of solid walls should be limited along street frontages ‘	Appropriately limited and broken up by openings for stairs and landscaping.	
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes	Plaza area would allow for active uses within the front setback area.	

ADG Ref Item description	Proposal	Compliance
and in private courtyards adjacent to streets In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: architectural detailing changes in materials plant species colours Opportunities for people to be concealed should be minimised	N/A Satisfactory	
Objective 3C-2 Amenity of the public domain is retained and enhanced ***Design guidance*** Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided The visual prominence of underground car park vents should be minimised and located at a low level where possible Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels Durable, graffiti resistant and easily cleanable materials should be used Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and	Provided. Mailbox location conditioned by police comments to be integrated into design. No vents to Greenwich Road. The substation is existing on Greenwich Road. However, pump rooms and garbage areas concealed in basement. The ground level is set to the upper footpath level on Greenwich Road. Satisfactory. N/A	

ADG Ref Item description	Proposal	Compliance
the adjoining public open space • minimal use of blank walls, fences and ground level parking On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	Complies.	
3D Communal and public open space		
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		Yes
Design criteria		
1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	710m^2 rooftop provided equating to 33% of site.	
1. 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)	Can be achieved from 1pm to 3pm.	
Design guidance		
Communal open space should be consolidated into a well designed, easily identified and usable area	The proposal provides for a single consolidated area.	
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	The proposal provides for greater dimensions than the ADG minimum.	
Communal open space should be co-located with deep soil areas	In this instance, rooftop communal open space protects amenity of adjoining properties and provides improved solar access.	
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Provided.	
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Provided.	
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: . provide communal spaces elsewhere	N/A	

ADG Ref Item description	Proposal	Compliance
such as a landscaped roof top terrace or a common room . provide larger balconies or increased private open space for apartments . demonstrate good proximity to public open space and facilities and/or provide contributions to public open space		
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting ***Design guidance*** Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: seating for individuals or groups barbecue areas play equipment or play areas swimming pools, gyms, tennis courts or common rooms The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	The proposal provides high quality facilities, shade/window protection, and screening from services as outlined in the planning report.	Yes
Objective 3D-3 Communal open space is designed to maximise safety ***Design guidance*** Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: bay windows corner windows balconies Communal open space should be well lit Where communal open space/facilities are provided for children and young people they are safe and contained	The proposed communal open space would be secure for residents only and be required to comply with BCA for swimming pool safety and balustrades.	Yes
3D Communal and public open space		
Objective 3D-4		

ADG Ref Item description	Proposal	Compliance
Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood ***Design guidance*** The public open space should be well connected with public streets along at least one edge The public open space should be connected with nearby parks and other landscape elements Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid Solar access should be provided year round along with protection from strong winds Opportunities for a range of recreational activities should be provided for people of all ages A positive address and active frontages should be provided adjacent to public open space Boundaries should be clearly defined between public open space and private areas	The proposal does not seek to provide for public open space.	N/A
3E Deep soil zones		
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.	The proposal provides for high quality deep soil zones adjacent to the eastern and southern boundaries.	Yes
Design criteria 1. Deep soil zones are to meet the following minimum requirements: Site area / Minimum dimensions / Deep soil zone (% of site area) less than 650m2 - / - / 7% 650m2 - 1,500m2 / 3m / 7% greater than 1,500m2 / 6m / 7% greater than 1,500m2 with significant existing tree cover / 6m / 7%	SEPP Seniors provisions prevail. However, a total of 17.8% is provided.	Yes
Design guidance	Meets with design guidance for sites greater than 1,500m^2.	Yes

ADG Ref Item description	Proposal	Compliance
On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2 15% of the site as deep soil on sites greater than 1,500m2 Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: basement and sub basement car park design that is consolidated beneath building footprints use of increased front and side setbacks adequate clearance around trees to ensure long term health co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil Achieving the design criteria may not be possible on some sites including where: the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure	The proposed conditions of consent require installation of strata-cell systems to re-establish and strengthen the deep soil zones for long term health. NA	
3F Visual privacy		
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Provided	Yes

ADG Ref Item description	Proposal	Compliance
Design criteria 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: 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	The proposal provides for compliance building separation as detailed in Table 1 below including additional separation to the southern adjoining RFB (on Level 1-4).	Yes
Design guidance Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	The proposal provides for a single step to the east.	
For residential buildings next to commercial buildings, separation distances should be measured as follows: for retail, office spaces and commercial balconies use the habitable room distances for service and plant areas use the non-habitable room distances	Northern commercial building separation measured in accordance with design guidance.	
New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	Satisfactory.	
Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	The proposal was amended in Revision 3 to provide this transition, see Table 1 below for more detail.	
Direct lines of sight should be avoided for windows and balconies across corners	Avoided in proposed design.	
No separation is required between blank walls	Not proposed or relied upon.	

ADG Ref Item description	Proposal	Compliance
Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	Appropriately considered in design.	Yes
Design guidance Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: setbacks solid or partially solid balustrades to balconies at lower levels fencing and/or trees and vegetation to separate spaces screening devices bay windows or pop out windows to provide privacy in one direction and outlook in another raising apartments/private open space above the public domain or communal open space planter boxes incorporated into walls and balustrades to increase visual separation pergolas or shading devices to limit overlooking of lower apartments or private open space on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	Communal open space is separated from windows and POS as it is located on the roof top.	
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	Apartments service areas maximise available separation.	
Balconies and private terraces should be located in front of living rooms to increase internal privacy	Balconies and terraces located adjacent to living rooms.	
Windows should be offset from the windows of adjacent buildings	The proposal provides suitable privacy screening where facing adjoining windows.	
Recessed balconies and/or vertical fins should be used between adjacent balconies	Utilised where necessary.	
3G Pedestrian access and entries		
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	Accessible connectivity provided addressing public domain.	Yes
Design guidance Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street	The proposal provides both a grand stair entrance as well as an accessible ramp, improving street activation in accordance with the ADG.	

ADG Ref Item description	Proposal	Compliance
edge Entry locations relate to the street and subdivision pattern and the existing pedestrian network Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	 Satisfactory Satisfactory. Not applicable.	
Objective 3G-2 Access, entries and pathways are accessible and easy to identify ***Design guidance*** Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces The design of ground floors and underground car parks minimise level changes along pathways and entries Steps and ramps should be integrated into the overall building and landscape design. For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3) For large developments electronic access and audio/video intercom should be provided to manage access	Provided. Clearly visible (and led-to) by Greenwich Road pedestrian access, and within the basement parking areas. Provided. The steps and ramps are highly integrated into landscape design with a singular ramp and stair (with no bends or returns) maximise potential for landscaping. Not required. Would be required.	Yes
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations ***Design guidance*** Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	A pedestrian link is not needed in this instance as the site is not a large site connecting destinations being 'land-locked'.	Yes
3H Vehicle access		
Objective 3H-1	Complies	Yes

ADG Ref Item description	Proposal	Compliance
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		
Design guidance		
Car park access should be integrated with the building's overall facade. Design solutions may include:	Landscaping and pergola on-structure planting over vehicular access point integrate it with the proposed design (noting it is a shared vehicular access route).	
the materials and colour palette to minimise visibility from the street security doors or gates at entries that minimise voids in the facade where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed		
Car park entries should be located behind the building line	Provided and perpendicular to street to minimise visual impact.	
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	The subject proposal utilises and existing access point.	
Car park entry and access should be located on secondary streets or lanes where available	Not available.	
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	Driveway width to be maintained and is satisfactory in width (2-way).	
Access point locations should avoid headlight glare to habitable rooms	Avoided by way of commercial ground level.	
Adequate separation distances should be provided between vehicle entries and street intersections	Assesses by Council's Traffic Section (and Transport for NSW as being adequate).	
The width and number of vehicle access points should be limited to the minimum	Limited to one (1).	
Visual impact of long driveways should be minimised through changing alignments and screen planting	Provided where possible.	
The need for large vehicles to enter or turn around within the site should be avoided	Occurs within basement and is anticipated to be limited to an SRV.	
Garbage collection, loading and servicing areas are screened	Screened by being within the basement area.	
Clear sight lines should be provided at pedestrian and vehicle crossings	Clear sight lines provided given longer level driveway section afforded by rear ramp.	
Traffic calming devices such as changes in paving material or textures should be used	Not required.	

ADG Ref Item description	Proposal	Compliance
where appropriate Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: changes in surface materials level changes the use of landscaping for separation	Provided for through landscape buffers for separation.	
3J Bicycle and car parking		
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas ***Design criteria*** 1. For development in the following locations: on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on 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 The car parking needs for a development must be provided off street ***Design guidance*** Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site Where less car parking is provided in a development, council should not provide on street resident parking permits	While within 700 metres, parking provided in accordance with SEPP Seniors rather than ADG.	N/A
Objective 3J-2 Parking and facilities are provided for other modes of transport	Suitable additional other modes of transport are provided in accordance with Council's DCP.	Yes

ADG Ref Item description	Proposal	Compliance
Design guidance Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable		
Objective 3J-3 Car park design and access is safe and secure ***Design guidance*** Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces Direct, clearly visible and well lit access should be provided into common circulation areas A clearly defined and visible lobby or waiting area should be provided to lifts and stairs For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	Car park design has been reviewed and is consistent with Objective 3J-3 to provide for safe and secure access.	Yes
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised ***Design guidance*** Excavation should be minimised through efficient car park layouts and ramp design Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites Natural ventilation should be provided to basement and sub basement car parking areas Ventilation grills or screening devices for car parking openings should be integrated into	Utilises existing basement layout where possible. The parking layout is well-designed and double loaded aisles where possible. Complies, no protrusion proposed. Ventilation would be detailed at Construction Certificate stage.	Yes

ADG Ref Item description	Proposal	Compliance
the facade and landscape design		
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised ***Design guidance*** On-grade car parking should be avoided Where on-grade car parking is unavoidable, the following design solutions are used: parking is located on the side or rear of the lot away from the primary street frontage cars are screened from view of streets, buildings, communal and private open space areas safe and direct access to building entry points is provided parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space stormwater run-off is managed appropriately from car parking surfaces bio-swales, rain gardens or on site detention tanks are provided, where appropriate light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	Not applicable	N/A
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised ***Design guidance*** Exposed parking should not be located along primary street frontages Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) Positive street address and active frontages should be provided at ground level	Not applicable.	N/A

ADG Ref Item description	Proposal	Compliance
PART 4 Designing the building		
4A Solar and daylight access		
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	The proposal provides for the following:	No, however supported and addressed in planning report.
Design criteria		
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	62.5% (shortfall of 7.5% or 3 units).	
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	
3 A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	17.5%	No, however supported and address above.
Design guidance		
The design maximises north aspect and the number of single aspect south facing apartments is minimised	Southern facing apartments have district views and of Sydney Harbour.	
Single aspect, single storey apartments should have a northerly or easterly aspect	In line with ADG design criteria.	
Living areas are best located to the north and service areas to the south and west of apartments	In this instance the reasons to locate lift core to north outweigh this guidance.	
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: . dual aspect apartments . shallow apartment layouts . two storey and mezzanine level apartments . bay windows	The proposal provides for a high number of dual aspect apartments (29 or 72.5%).	
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	Provided where solar access is achieved.	
Achieving the design criteria may not be possible on some sites. This includes: . where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source . on south facing sloping sites . where significant views are oriented away from the desired aspect for direct sunlight	The ADG actually allows for variations to the design criteria where significant views are orientated away from the desired aspect for direct sunlight, in this instance, views to Sydney Harbour are to the south-east and district views more generally are obtainable to the south. 82.5% of apartments are orientated to this view.	

ADG Ref Item description	Proposal	Compliance
Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective	Provided.	
Objective 4A-2 Daylight access is maximised where sunlight is limited ***Design guidance*** Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms Where courtyards are used : use is restricted to kitchens, bathrooms and service areas building services are concealed with appropriate detailing and materials to visible walls courtyards are fully open to the sky access is provided to the light well from a communal area for cleaning and maintenance acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved Opportunities for reflected light into apartments are optimised through: reflective exterior surfaces on buildings opposite south facing windows positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light integrating light shelves into the design light coloured internal finishes	Not proposed to be used as primary light source. Scale of development doesn't warrant the guidance solutions for reflected light.	Yes
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months ***Design guidance*** A number of the following design features are used: balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting horizontal shading to north facing windows vertical shading to east and particularly west facing windows operable shading to allow adjustment and choice high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20%	Provided.	Yes

ADG Ref Item description	Proposal	Compliance
(reflective films are avoided)		
4B Natural ventilation		
Objective 4B-1 All habitable rooms are naturally ventilated ***Design guidance*** The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms Depths of habitable rooms support natural ventilation The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: adjustable windows with large effective openable areas a variety of window types that provide safety and flexibility such as awnings and louvres windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	Provided. Compliant. Provided. Not relied upon. Large openable areas provided to apartments on all elevations to maximise natural ventilation.	Yes
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation ***Design guidance*** Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3) Natural ventilation to single aspect apartments is achieved with the following design solutions: primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	Depth minimised in accordance with ratio for single aspect apartments.	Yes
Objective 4B-3		Yes

ADG Ref Item description	Proposal	Compliance
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents ***Design criteria*** 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed 1. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line ***Design guidance*** The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4) Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	70%	Yes
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access		
Design criteria 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		
Minimum ceiling height 2.7m (residential) 3.3m commercial	Minimum 2.7m for habitable Minimum 3.3m for commercial level.	Yes
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms ***Design guidance*** A number of the following design solutions can be used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces		

ADG Ref Item description	Proposal	Compliance
well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist.		
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building ***Design guidance*** Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	Provided.	Yes
4D Apartment size and layout		
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	See below.	Yes
Design criteria 1. Apartments are required to have the following minimum internal areas:		
Apartment type — **Minimum internal area** Studio — 35m2 1 bedroom — 50m2 2 bedroom — 70m2 3 bedroom — 90m2	The proposed apartment sizes are consistent with the minimum apartment sizes.	Yes
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.		
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 ***Design guidance*** Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	Provided. Provided.	Yes Yes

ADG Ref	Item description	Proposal	Compliance
	A window should be visible from any point in a habitable room Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits		
	Objective 4D-2 Environmental performance of the apartment is maximised ***Design criteria*** Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window ***Design guidance*** Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths All living areas and bedrooms should be located on the external face of the building	Provided.	Yes
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs ***Design criteria*** 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2 Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3 Living rooms or combined living/dining rooms have a minimum width of: . 3.6m for studio and 1 bedroom apartments . 4m for 2 and 3 bedroom apartments 4 The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts ***Design guidance*** Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas All bedrooms allow a minimum length of 1.5m for	Provided. Minimum dimension achieved and shown on plans. Achieved and detailed on plans. Minimum width achieved.	Yes .

ADG Ref Item description	Proposal	Compliance
robes The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high Apartment layouts allow flexibility over time, design solutions may include: . dimensions that facilitate a variety of furniture arrangements and removal . spaces for a range of activities and privacy levels between different spaces within the apartment . dual master apartments . dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* . room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) . efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	Provided. Usable floor area generally maximised and suitable flexibility in space, though not a focus of the layouts provided.	
4E Private open space and balconies		
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity		
1. All apartments are required to have primary balconies as follows:		
Dwelling type Minimum area Minimum depth Studio apartments 4m2 1 bedroom apartments 8m2 2.0m 2 bedroom apartments 10m2 2.0m 3 bedroom apartments 12m2 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m	SEPP Seniors prevails (complies in any event).	Yes
2 For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	Provided.	Yes
Design guidance Increased communal open space should be provided where the number or size of balconies are reduced Storage areas on balconies is additional to the minimum balcony size	Not applicable. None proposed.	Yes

ADG Ref Item description	Proposal	Compliance
Balcony use may be limited in some proposals by: consistently high wind speeds at 10 storeys and above close proximity to road, rail or other noise sources exposure to significant levels of aircraft noise heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	N/A	
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents ***Design guidance*** Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space Private open spaces and balconies predominantly face north, east or west Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	 Provided. Face east or west predominantly. Provided.	Yes
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building ***Design guidance*** Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred Full width full height glass balustrades alone are generally not desirable Projecting balconies should be integrated into the building design and the design of soffits considered Operable screens, shutters, hoods and pergolas are used to control sunlight and wind Balustrades are set back from the building or balcony edge where overlooking or safety is an issue Downpipes and balcony drainage are integrated with	 Combination of solid and glazed balustrading proposed included straight and curved building forms. A range of treatments proposed (As above). Not unduly projected balconies. Provided. Suitable landscape buffer (rooftop) or screening (where immediately facing No. 4 Greenwich Road, Greenwich) provided.	Yes

ADG Ref Item description	Proposal	Compliance
the overall facade and building design Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design Ceilings of apartments below terraces should be insulated to avoid heat loss Water and gas outlets should be provided for primary balconies and private open space	 Provided on the roof. Generally screening provided to lower levels. Designed in accordance with BASIX. Guidance only.	
Objective 4E-4 Private open space and balcony design maximises safety ***Design guidance*** Changes in ground levels or landscaping are minimised Design and		Not Applicable
4F Common circulation and spaces		
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments ***Design criteria*** 1. The maximum number of apartments off a circulation core on a single level is eight 1. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 ***Design guidance*** Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors Daylight and natural ventilation should be provided to all common circulation spaces that are above ground Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: . a series of foyer areas with windows and spaces for seating . wider areas at apartment entry doors and varied ceiling heights	 Maximum of 7 N/A	Yes

ADG Ref Item description	Proposal	Compliance
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: . sunlight and natural cross ventilation in apartments . access to ample daylight and natural ventilation in common circulation spaces . common areas for seating and gathering . generous corridors with greater than minimum ceiling heights . other innovative design solutions that provide high levels of amenity Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled		
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents ***Design guidance*** Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines Tight corners and spaces are avoided Circulation spaces should be well lit at night Legible signage should be provided for apartment numbers, common areas and general wayfinding Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space Where external galleries are provided, they are more open than closed above the balustrade along their	Lobby areas have maximum of two llinear lengths with no tight corners and are well-designed.	Yes

ADG Ref Item description	Proposal	Compliance
length		
Objective 4G-1 Adequate, well designed storage is provided in each apartment ***Design criteria*** 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Storage can comply.	Yes
Dwelling type Storage size volume Studio apartments 4m2 1 bedroom apartments 6m2 2 bedroom apartments 8m2 3 bedroom apartments 10m2 At least 50% of the required storage is to be located within the apartment.	Can comply with suitable areas in the basement.	Yes .
Design guidance Storage is accessible from either circulation or living areas Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street Left over space such as under stairs is used for storage	Satisfactory	Yes
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments ***Design guidance*** Storage not located in apartments is secure and clearly allocated to specific apartments Storage is provided for larger and less frequently accessed items Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible If communal storage rooms are provided they should be accessible from common circulation areas of the building Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Satisfactory	Yes
4H Acoustic privacy		
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout ***Design guidance*** Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building	Acoustic privacy addressed in submitted acoustic report and draft conditions of consent.	Yes

ADG Ref Item description	Proposal	Compliance
separation and section 3F Visual privacy) Window and door openings are generally orientated away from noise sources Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources The number of party walls (walls shared with other apartments) are limited and are appropriately insulated 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 3m away from bedrooms		
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments ***Design guidance*** Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: rooms with similar noise requirements are grouped together doors separate different use zones wardrobes in bedrooms are co-located to act as sound buffers Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: double or acoustic glazing acoustic seals use of materials with low noise penetration properties continuous walls to ground level courtyards where they do not conflict	Acoustic privacy addressed in submitted acoustic report and draft conditions of consent.	Yes
4J Noise and pollution		
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings ***Design guidance***	Acoustic privacy addressed in submitted acoustic report and draft conditions of consent.	Yes

ADG Ref Item description	Proposal	Compliance
To minimise impacts the following design solutions may be used: physical separation between buildings and the noise or pollution source residential uses are located perpendicular to the noise source and where possible buffered by other uses non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: solar and daylight access private open space and balconies natural cross ventilation		
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission ***Design guidance*** Design solutions to mitigate noise include: limiting the number and size of openings facing noise sources providing seals to prevent noise transfer through gaps using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	Acoustic privacy addressed in submitted acoustic report and draft conditions of consent.	Yes
4K Apartment mix		
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the	The proposed apartment mix is appropriate being a suitable range of 1 bedroom (4 units), 2 bedroom (14 untis)	Yes

ADG Ref Item description	Proposal	Compliance
future ***Design guidance*** A variety of apartment types is provided The apartment mix is appropriate, taking into consideration: the distance to public transport, employment and education centres the current market demands and projected future demographic trends the demand for social and affordable housing different cultural and socioeconomic groups Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	and 3 bedroom (22 units) apartments.	
Objective 4K-2 The apartment mix is distributed to suitable locations within the building ***Design guidance*** Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3) Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	Provided.	Yes
4L Ground floor apartments		
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located ***Design guidance*** Direct street access should be provided to ground floor apartments Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: both street, foyer and other common internal circulation entrances to ground floor apartments private open space is next to the street doors and windows face the street Retail or home office spaces should be located along street frontages Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy	N/A	N/A

ADG Ref Item description	Proposal	Compliance
conversion		
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents ***Design guidance*** Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) landscaping and private courtyards window sill heights that minimise sight lines into apartments integrating balustrades, safety bars or screens with the exterior design Solar access should be maximised through: high ceilings and tall windows trees and shrubs that allow solar access in winter and shade in summer	N/A – Lower ground apartments do not directly interface with Greenwich Road.	N/A
4M Facades		
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area ***Design guidance*** Design solutions for front building facades may include: a composition of varied building elements a defined base, middle and top of buildings revealing and concealing certain elements changes in texture, material, detail and colour to modify the prominence of elements Building services should be integrated within the overall facade Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: well composed horizontal and vertical elements variation in floor heights to enhance the human scale elements that are proportional and arranged in patterns public artwork or treatments to exterior blank walls grouping of floors or elements such as balconies and windows on taller buildings Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets,	The proposed façade provides a high level of visual interest. See materiality board submitted with the Development Application. Services are either within the basement or hidden along the northern façade or rooftop. Proposal is highly resolved with proportional articulation, variation in balustrading finishes, ground-level and vertical landscaping and street level commercial activation. Suitable analysis provided in the architectural plans of relationship in the streetscape.	Yes

ADG Ref Item description	Proposal	Compliance
cornices, awnings or colonnade heights Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals		
Objective 4M-2 Building functions are expressed by the facade ***Design guidance*** Building entries should be clearly defined Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height The apartment layout should be expressed externally through facade features such as party walls and floor slabs	Provided.	Yes
4N Roof design		
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street ***Design guidance*** Roof design relates to the street. Design solutions may include: special roof features and strong corners use of skillion or very low pitch hipped roofs breaking down the massing of the roof by using smaller elements to avoid bulk using materials or a pitched form complementary to adjacent buildings Roof treatments should be integrated with the building design. Design solutions may include: roof design proportionate to the overall building size, scale and form roof materials compliment the building service elements are integrated	Roof service elements appropriately integrated.	Yes
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised ***Design guidance*** Habitable roof space should be provided with good levels of amenity. Design solutions may include: penthouse apartments dormer or clerestory windows openable skylights Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	The proposal includes a highly functional rooftop communal open space.	Yes

ADG Ref Item description	Proposal	Compliance
Objective 4N-3 Roof design incorporates sustainability features ***Design guidance*** Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: the roof lifts to the north eaves and overhangs shade walls and windows from summer sun Skylights and ventilation systems should be integrated into the roof design	The pergola incorporates solar panel array.	Yes
4O Landscape design		
Objective 4O-1 Landscape design is viable and sustainable ***Design guidance*** Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: diverse and appropriate planting bio-filtration gardens appropriately planted shading trees areas for residents to plant vegetables and herbs composting green roofs or walls Ongoing maintenance plans should be prepared Microclimate is enhanced by: appropriately scaled trees near the eastern and western elevations for shade a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter shade structures such as pergolas for balconies and courtyards Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	The proposal landscaping has been provided in accordance with SEPP Seniors and subject to conditions would include vertical landscaping, maintenance strategies and appropriately selected tree plantings for canopy cover in the medium to long term.	Yes
Objective 4O-2 Landscape design contributes to the streetscape and amenity ***Design guidance*** Landscape design responds to the existing site conditions including: changes of levels views significant landscape features including trees and rock outcrops	Council's Landscape Assessment Officer is of the view the streetscape planting is highly developed and would soften the visual impact of the building within the streetscape.	Yes

ADG Ref Item description	Proposal	Compliance
Significant landscape features should be protected by: tree protection zones (see figure 4O.5) appropriate signage and fencing during construction Plants selected should be endemic to the region and reflect the local ecology		
4P Planting on structures		
Objective 4P-1 Appropriate soil profiles are provided ***Design guidance*** Structures are reinforced for additional saturated soil weight Soil volume is appropriate for plant growth, considerations include: modifying depths and widths according to the planting mix and irrigation frequency free draining and long soil life span tree anchorage Minimum soil standards for plant sizes should be provided in accordance with Table 5	Further detail on soil profiles are required as a draft recommended condition of consent.	Yes
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance ***Design guidance*** Plants are suited to site conditions, considerations include: drought and wind tolerance seasonal changes in solar access modified substrate depths for a diverse range of plants plant longevity A landscape maintenance plan is prepared Irrigation and drainage systems respond to: changing site conditions soil profile and the planting regime whether rainwater, stormwater or recycled grey water is used	Council's Tree Preservation Officer and Landscape Officer have worked in conjunction with the applicant's landscape architect to provide tree planting that is appropriate to the site, including the requirement for high quality irrigation, and the preparation of a maintenance plan.	Yes
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces ***Design guidance*** Building design incorporates opportunities for planting on structures. Design solutions may include:	Highly contributes.	Yes

ADG Ref Item description	Proposal	Compliance
green walls with specialised lighting for indoor green walls wall design that incorporates planting green roofs, particularly where roofs are visible from the public domain planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time		
4Q Universal design		
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members ***Design guidance*** Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing	By way of requirement to comply with Schedule 3 of SEPP Seniors this would be achieved.	Yes
Objective 4Q-2 A variety of apartments with adaptable designs are provided ***Design guidance*** Adaptable housing should be provided in accordance with the relevant council policy Design solutions for adaptable apartments include: convenient access to communal and public areas high level of solar access minimal structural change and residential amenity loss when adapted larger car parking spaces for accessibility parking titled separately from apartments or shared car parking arrangements	As above.	Yes
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs ***Design guidance*** Apartment design incorporates flexible design solutions which may include: rooms with multiple functions dual master bedroom apartments with separate bathrooms larger apartments with various living space options open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	The proposal provides for suitable flexibility in the larger apartments.	Yes
4R Adaptive reuse		
Objective 4R-1 New additions to existing buildings are contemporary	Not applicable.	Not applicable

ADG Ref Item description	Proposal	Compliance
and complementary and enhance an area's identity and sense of place ***Design guidance*** Design solutions may include: new elements to align with the existing building additions that complement the existing character, siting, scale, proportion, pattern, form and detailing use of contemporary and complementary materials, finishes, textures and colours Additions to heritage items should be clearly identifiable from the original building New additions allow for the interpretation and future evolution of the building		The proposed development is for a new building.
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse ***Design guidance*** Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: generously sized voids in deeper buildings alternative apartment types when orientation is poor using additions to expand the existing building envelope Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) alternatives to providing deep soil where less than the minimum requirement is currently available on the site building and visual separation – subject to demonstrating alternative design approaches to achieving privacy common circulation car parking alternative approaches to private open space and balconies	Not applicable.	Not applicable
4S Mixed use		
Objective 4S-1 Mixed use developments are provided in appropriate	Active street frontage proposed.	Yes

ADG Ref Item description	Proposal	Compliance
locations and provide active street frontages that encourage pedestrian movement ***Design guidance*** Mixed use development should be concentrated around public transport and centres Mixed use developments positively contribute to the public domain. Design solutions may include: development addresses the street active frontages are provided diverse activities and uses avoiding blank walls at the ground level live/work apartments on the ground floor level, rather than commercial		
Mixed use development should maximise retail and commercial *Objective 4S-2* Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents ***Design guidance*** Residential circulation areas should be clearly defined. Design solutions may include: residential entries are separated from commercial entries and directly accessible from the street commercial service areas are separated from residential components residential car parking and communal facilities are separated or secured security at entries and safe pedestrian routes are provided concealment opportunities are avoided Landscaped communal open space should be provided at podium or roof levels	The proposal provides for a shared lobby which is reasonable in this instance given there is a single level of commercial only and it can be secured by other electronic access means. Otherwise commercial waste collection and parking areas are appropriately separated.	Yes
4T Awnings and signage		
Objective 4T-1 Awnings are well located and complement and integrate with the building design ***Design guidance*** Awnings should be located along streets with high pedestrian activity and active frontages A number of the following design solutions are used: continuous awnings are maintained and provided in areas with an existing pattern height, depth, material and form complements the existing street character protection from the sun and rain is provided awnings are wrapped around the secondary	Provided.	Yes

ADG Ref Item description	Proposal	Compliance
frontages of corner sites awnings are retractable in areas without an established pattern Awnings should be located over building entries for building address and public domain amenity Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure Gutters and down pipes should be integrated and concealed Lighting under awnings should be provided for pedestrian safety		
Objective 4T-2 Signage responds to the context and desired streetscape character ***Design guidance*** Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development Legible and discrete way finding should be provided for larger developments Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	No signage proposed.	N/A
4U Energy efficiency		
Objective 4U-1 Development incorporates passive environmental design ***Design guidance*** Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) Well located, screened outdoor areas should be provided for clothes drying	BASIX provided.	Yes .
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer ***Design guidance*** A number of the following design solutions are used: the use of smart glass or other technologies on north and west elevations thermal mass in the floors and walls of north facing rooms is maximised polished concrete floors, tiles or timber rather than	BASIX provided.	Yes .

ADG Ref Item description	Proposal	Compliance
carpet insulated roofs, walls and floors and seals on window and door openings overhangs and shading devices such as awnings, blinds and screens Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)		
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation ***Design guidance*** A number of the following design solutions are used: rooms with similar usage are grouped together natural cross ventilation for apartments is optimised natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	Natural ventilation provided in excess of ADG requirements (70%).	Yes
4V Water management and conservation		
Objective 4V-1 Potable water use is minimised ***Design guidance*** Water efficient fittings, appliances and wastewater reuse should be incorporated Apartments should be individually metered Rainwater should be collected, stored and reused on site Drought tolerant, low water use plants should be used within landscaped areas	BASIX provided.	Yes .
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters ***Design guidance*** Water sensitive urban design systems are designed by a suitably qualified professional A number of the following design solutions are used: runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation porous and open paving materials is maximised on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	The proposal is provided with OSD and suitable water sensitive urban design measures are implemented.	Yes
Objective 4V-3 Flood management systems are integrated into site	N/A	N/A

ADG Ref Item description	Proposal	Compliance
design ***Design guidance*** Detention tanks should be located under paved areas, driveways or in basement car parks On large sites parks or open spaces are designed to provide temporary on site detention basins		
4W Waste management		
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents ***Design guidance*** Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park Waste and recycling storage areas should be well ventilated Circulation design allows bins to be easily manoeuvred between storage and collection points Temporary storage should be provided for large bulk items such as mattresses A waste management plan should be prepared	Waste management includes a chute system and basement storage and collection, minimising impacts on the amenity of residents, streetscape and building entry.	Yes
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling ***Design guidance*** All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses Alternative waste disposal methods such as composting should be provided	Provided.	Yes
4X Building maintenance		
Objective 4X-1 Building design detail provides protection from weathering ***Design guidance***	Provided.	Yes

ADG Ref Item description	Proposal	Compliance
A number of the following design solutions are used: roof overhangs to protect walls hoods over windows and doors to protect openings detailing horizontal edges with drip lines to avoid staining of surfaces methods to eliminate or reduce planter box leaching appropriate design and material selection for hostile locations		
Objective 4X-2 Systems and access enable ease of maintenance ***Design guidance*** Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Centralised maintenance, services and storage should be provided for communal open space areas within the building	Provided.	Yes
Objective 4X-3 Material selection reduces ongoing maintenance costs ***Design guidance*** A number of the following design solutions are used: sensors to control artificial lighting in common circulation and spaces natural materials that weather well and improve with time such as face brickwork easily cleaned surfaces that are graffiti resistant robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	Provided.	Yes

Table 1 – Building Separation				
Elevation	**Level**	**ADG**	**Proposed**	**Compliance**
South (R4 Interface)	1-4	6m	9m (+3m above requirement)	Yes
	5-8	9m	9m	Yes
East (R2 Interface)	1-4	6m + 3m	9m	Yes
	5-9	9m + 3m	12m	Yes
North (B3 Interface)	1-4	6m	6m	Yes
	5-9	9m	6m (however 18m total provided to commercial tower)	Yes