marchesepartners

14 October 2021

Canterbury Bankstown City Council

Dear Sir/Madam

We, **Marchese Partners International Pty Ltd** have carefully designed the mixed-use development for **280-300 Lakemba Street and 64-70 King Georges Road, Wiley Park, 2195 NSW**. We are satisfied that the design principles set out in the State Environmental Planning Policy No.65 – *Design Quality of Residential Apartment Development*- are achieved for the proposed residential flat development component within the mixed-use development.

This report depicts in brief compliance with each of the set objectives. The report should be read in conjunction with the architectural drawings accompany the development application.

If matters of clarification are required, please feel free to contact **Paolo Salotto** from our office.

Yours faithfully,

Steve Zappia

Registered Architect NSW, 6535

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Table 1 – Principles of SEPP 65

Principle	Response
Principle 1: Context and neighbourhood character	The surrounding area is characterised by a mix of building forms and styles including, residential flat buildings of varying ages and densities. The site is in very close proximity to public transport, specifically Wiley Park train station. Zoning and relevant built form controls allow for the style of building proposed in reference to council's DCP. It is likely that the area will experience a transition in densities. Within this context the proposal will sit well and contribute in a positive manner to the quality and to both present and future identity of the precinct. The proposed development is aiming to respond to the desired future character as articulated by which it is zoned as well as the DCP and LEP provisions.
Principle 2: Built form and scale	The proposed 4 buildings majorly sits within the building envelope dictated by the adequate building separation. The building fits well with the desired streetscape in terms of bulk and scale. The building massing and facades are articulated to break down the scale and to create a building identity through the use of form, by setting the tower levels further back above the podium and by using the street slope to divide the building into two easily perceived masses along King Georges Road frontage. Furthermore, to break down the scale through the use of materials by applying lighter colour scheme at the recessed upper levels as opposed to brick blades facade podium levels to create less perceived bulk to the building. The built form of the proposed development is appropriate for this site, all the floors have been designed to maximise the solar access and provide good natural ventilation to units.
Principle 3: Density	The new development is an opportunity to achieve density that is consistent with the desired character of the area, and can be sustained by the excellent access to public transport, amenities and jobs. The density is appropriate to its location and in the context of the neighbouring buildings. It makes good use of its proximity to public transport via train and bus, amenities and jobs.
Principle 4: Sustainability	The development will aim to promote long term sustainability to the local area. Positive social and economic outcomes meant to be achieved by the pedestrian plaza at ground level, as well as various activities in respect of the pattern of activities in the vicinity. Natural ventilation compliance under the ADG is achieved by maximizing the dual aspect and corner apartments with reliable exposure to the relevant summer cooling breezes. The traffic noise impact upon the proposal has been considered and minimized with an appropriate design of the building envelope which will achieve passive ventilation and traffic noise reduction generating a sustainable indoor amenity for the occupants. The podium accommodates landscape area managed by strata to promote greener streetscape at a certain datum seeable line, while generous residents communal spaces are located at the roof level enriched by landscape, exposure to solar access and natural ventilation. The roof terraces have been developed to provide a diversified outdoor and landscape experiences to the occupants of the dwellings with great open views. Deep soil area at the ground level adjacent to the proposed plaza improves residential amenity and promotes management of water and air quality.
Principle 5: Landscape	The most important of the landscaped spaces is the successful introduction of the publicly accessible Plaza. This will undoubtedly contribute and enrich the local context, by providing good opportunities for social interaction, and furthermore providing the neighbourhood with attractive good level of amenity. All of the proposed units have access to outdoor balconies, some with various aspects. Four communal spaces are also incorporated into the development providing a range of recreational opportunities solely for future residents in addition to the generous open-to-public plaza at ground level. The rooftop communal open spaces have been designed to offer a wide variety of uses for the residents. The buildings B01A & B01B provide 2 of what we like to define **play sky gardens**. Each one of the two roof tops include an outdoor water play area and a sensory and productive garden. The **play sky gardens** maximise the **solar access** to maintain sensory and productive gardens and to keep the water play area warm for most of the year removing the energy consumption related to the traditional water heating system for swimming pools. The buildings B02A & B02B provide 2 of what we like to define **barbeque sky gardens**. Each one of the two roof tops include barbecues with seating areas and 2 children playgrounds. The **barbeque sky gardens** maximise the **shading** to make the entertaining area pleasant during the warm months.
Principle 6: Amenity	Apartments will have adequate internal amenity and achieve the minimum sizes contained within the Apartment Design Guide. They are of a sufficient size and appropriate room dimensions to meet the needs of future occupants. The outdoor areas (communal and private) are of sufficient size to meet the recreational needs of future occupants. The building has been designed in substantial compliance with the principal development standards to achieve high levels of internal and external amenity with 72% of units achieving the solar access requirements and over 64% achieving cross ventilation with successful solutions to the visual & acoustic privacy and effective solutions traffic noise mitigation. The proposed building has been provided with complying setbacks which provide a sustainable overshadowing & solar access and minimise privacy & overlooking impacts. The accessibility to the ground floor has been amplified by minimizing the requirement for ramps and stairs. Access to the basement levels has been facilitated by the introduction of multiple passenger lifts and escalators in accordance with Part D3 of the BCA, DDA Premises Standards and Council's DCP 2012.
Principle 7: Safety	The proposed development embodies perfect level of casual surveillance from within the building and from the street. The proposed building and landscaping design do not create any concealment areas, the entry to the building lobby is fully glazed, maximizing the potential for casual surveillance and provides adequate lighting to the lobbies. Access to the resident car parking and loading areas is secured by roller shutter doors. The lifts will be restricted to resident use only by coded key cards. Direct street access is provided to the units on the ground where possible to maximize passive surveillance. Generally, the proposed layout provides a high level of privacy and security. The proposed design provides a clear distinction between public and private spaces. Adequate lighting to car parks and communal open spaces, details will be provided with the CC documents. The proposed development and its presentation to both King Georges Rd and Lakemba St make it clearly identifiable by the public. The proposed development is considered to represent a satisfactory outcome in terms of security and crime prevention.
Principle 8: Housing diversity and social interaction	The proposed design incorporates various dwelling sizes and typologies, with units capable of adaptation and meeting the liveable housing level required, thereby promoting diversity, affordability and access to housing choice. The overall number of dwellings is 142 with the following unit mix: proposed unit mix is 18 STUDIO (13%) 40 1BED (28%) 80 2BED (56%) 04 3BED (3%) There will be at least 10% of the 142 apartments, that being a minimum of 15 apartments that will be adaptable in accordance with AS4299, which is consistent with SEPP 65 Apartment Design Guide and Council's DCP 2012. There will be at least 20% of 142 apartments that being a minimum 29 apartments that will be silver level Livable Housing to satisfy the SEPP 65 Apartment Design Guide.
Principle 9: Aesthetics	SEPP65: 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. The articulation and the use of different material to the façade ensure a reasonable response to the desired future character of the site and the precinct in terms of the aesthetics, scale and bulk. The proposal is highly articulated to provide a lighter built form, high quality of external and internal finishes are proposed in response to the desired future character as articulated by the DCP and the LEP provisions. The articulation of the external facades reduce any perception of bulk while maintaining internal and external amenity. These elements contribute to the desired future character of the locality and enhance the existing surrounding streetscapes.

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Compliance / Comment
PART 3: Siting the Development		
3A Site Analysis		
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		Complies. The master plan is composed by 4 building foot prints that generates: 1. A village type precinct; 2. The activation of the middle of the site by 2 perpendicular pedestrian lanes for the benefit of a wider surrounding neighbourhood; 3. The dedication of a new rear lane for the convenience of the site and the benefit of the adjoining development located at 76 King Georges Road.
3B Orientation		
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	• Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.	Complies. 4 out of 4 proposed buildings define the related street frontages as follows: 1. Buildings 1A & 1B defines King Georges Road frontage with a 3 storeys podium (including ground floor) and with further setbacked volumes on levels 3-7. The Buildings have been separated by a 7m wide 'Melbourne style' pedestrian lane; Refer to the drawing DA6.04. 2. The 2 short elevations of the Buildings 1B & 2B define the more residential character of Lakemba Street frontage generating a gate way to the village precinct (the proposed pedestrian domain). 3. The two rear Buildings 2A & 2B define the new rear lane frontage, minimising the change of scale by adopting the 45 degrees building envelope above the second level make a successful transition to the different zoning of the sites located at the rear of the site (128 Lakemba Street); 4. The Building 2A successfully defines the street corner between Kings Georges Road and Lakemba Street without necessarily becoming a dominating but rather a discreet landmark. Refer to DA6.01.
	• Where the street frontage is to the east or west, rear buildings should be orientated to the north.	Complies. The buildings have been developed along the boundary lines to successfully define the street characters. The solar access to the proposed public domain and apartment layouts is optimized by the orientation of the proposed buildings being almost oriented East/West.
	• 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.	Complies. 1. The proposed **Kings Georges Road frontage** is located South East of the site. The frontage will receive good solar exposure from 2:00pm. Refer to drawing DA7.02. 2. The proposed **Lakemba Street frontage** is located to the Southern side of Lakemba street. There is no significant shadow impact from the buildings located across the street. The orientation provides very good solar access between 12:00pm and 2:00pm. Refer to DA7.01 and DA7.02.
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	• Living areas, private open space and communal open space should receive solar access.	Complies. The proposed building form complies with the height limit and the relevant setbacks. The shadows casted by the proposed building forms do not impact the adjoining properties significantly. Refer to the Drawings DA7.01 & DA7.02 to identify the properties potentially impacted by the shadow casted by the proposed development. The outcome of these drawings shows that the following properties may be minorly impacted: 278 Lakemba Street 72-74 King Georges Road 76 King Georges Road The following section shows the detailed analysis carried out to assess the potential impact.
	• Solar access to living rooms, balconies and private open spaces of neighbours should be considered.	Complies. The proposed building forms comply with the height limit and the relevant setbacks. The shadows casted by the proposed complying building forms do not impact the adjoining properties significantly. Any potential reduction to the current solar access to the adjoining properties generated by the proposed building envelope has been analyzed with the following outcomes. The adjoining facades impacted by the proposed shadow can be identified in the Drawings DA7.01 - DA7.21. 1. Property located at 278 Lakemba Street. In detail: The drawings DA7.01 & DA7.02 show that the South Western facade of the building may be impacted by the shadow casted by our proposal. The drawing DA7.10 shows the internal key layout, being living and balcony areas in the floor plan and the related impacted facade. The drawing DA7.11 shows that the proposed building envelope does not generate any shadow impact to the living and balcony areas between 9:00am and 3:00pm on the 21st June. 2. Property located at 72-74 King Georges Road. In detail: The drawings DA7.01 & DA7.02 show that the North-western facade of the building may be impacted by the shadow casted by our proposal. The drawing DA7.12 shows the internal key layout, being living and balcony areas in the floor plan and the related impacted facade. The drawings DA7.13, DA7.14 & DA7.15 shows that the proposed building envelope does generate a shadow impact to the living and balcony areas. However, the 3 apartments located on the back will still receive 2 hours of solar access between 9:00am and 3:00pm on the 21st June. The 3 apartments located to the front (King Georges Street side) have no opening to the living area oriented to the sun. The shadow casted by the proposed building will reduce the solar access to the balcony areas only down to almost 2 hours (1 hour around 9:30am to 10:30am and 1 hour from 2:00pm). 3. Property located at 76 King Georges Road is composed by 4 separated buildings. In detail: The drawings DA7.01 & DA7.02 identify several facades that may be impacted by the shadow casted by our proposal. The drawings DA7.16 & DA7.19 shows the internal key layout, being living and balcony areas in the floor plans and the related impacted facades. The drawings DA7.17, DA18, DA7.20 & DA7.21 show that the proposed building envelope does generate a shadow impact to the living and balcony areas. The analysis shows clearly that: 1) the living areas are located in the middle of each building make the development less exposed to the sun in principle; 2) wherever the living areas are exposed to the North the impact of the proposed shadow still guarantees 2 hours of sun. 3) wherever the living areas are exposed to the east or west the impact of the proposed shadow is limited. 4) no balconies have been developed in this existing development making clear the disregard of the solar access to these dwellings.
	• 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%.	Complies. The above analysis demonstrates that the impact of the proposed shadows is not more that 20%.
	• Overshadowing should be minimised to the south or down hill by increased upper level setbacks.	Complies. The proposed building orientation with the short edge oriented to the south-east minimises overshadowing to the adjoining property. The above analysis demonstrates that a further setback on the top levels will not improve the shadow impact to the adjoining developments.

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Compliance / Comment
3C Public Domain Interface		
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	• Direct access to ground floor dwellings with changes in level to allow for privacy.	N/A
	• Upper level balconies and windows should overlook the public domain.	Complies. Several balconies and sun rooms on levels 1 and 2 will have a reasonable overlook into the ground floor public domain almost in every corner of it. The sun rooms and windows of the rear dwellings located on levels 1 and 2 do overlook the proposed rear lane, particularly the proposed footpath located across the proposed lane.
	• Front fences and walls along street frontages should use visually permeable materials and treatments.	N/A
	• Length of solid walls should be limited along street frontages.	Complies. All the proposed street frontages are activated by retail, restaurants, access to a lower level supermarket and residential lobby entrances.
	• Opportunities should be provided for casual interaction between residents and the public domain.	Complies. Proposed multiple public lanes provides the opportunity for interaction between the residents and public domain.
	• In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.	Complies. Proposed building entries are differentiated by different materials, façade features and feature awnings.
	• Opportunities for people to be concealed should be minimised.	Complies. With the new introduction of the two 7m wide lanes in the middle, the proposal has penetrability to the public including multiple accesses to the new rear lane.
Objective 3C-2 Amenity of the public domain is retained and enhanced	• Planting softens the edges of any raised terraces.	N/A
	• Mail boxes should be located in lobbies.	Complies.
	• The visual prominence of underground car park vents should be minimised.	Complies.
	• Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.	Complies. All services are located in basement except the substation located above ground at the corner between Lakemba Street and the proposed new rear lane. The substation has to be in proximity with Lakemba Street frontage. However, it has been successfully concealed behind a wall cladding treatment, mimicking a retail frontage. This solution converts the potential blank wall facing Lakemba Street into a sympathetic retail frontage. The main waste collection area faces the loading dock internally and is fully enclosed and not visible from the lane or public areas. The 4 residential waste rooms are relocated from Ground floor to the basement. Also there are two dedicated waste lifts to move residential and supermarket waste from the basement up to the main waste collection area. The waste bins can be discreetly moved from each residential waste room into the residential waste collection area in the main loading dock through internal service corridors in the basement. The residential service corridors can be discreetly used for removalist operation linking the loading dock without using the main residential lobby area and the main public domain. The transfer of retail bins will be managed during non-operational time of the retail precinct. Refer to drawings DA10.04, DA10.05 & DA10.06 for the proposed bin carting routes.
	• Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.	Complies. Despite the significant difference of levels between the north-western and the south-eastern boundaries, due to the King Georges Road ramping up to bypass the railway line, the public domain and the landscape design have been developed without any significant ramping. Easy accessibility through the public domain areas has been guaranteed through ramps not grater than 1:20 which does not require handrails.
	• Durable, graffiti resistant and easily cleanable materials should be used.	Complies. The ground floor level has been developed by using mainly face brick and retail glazing. These materials have been developed in small sections making them less attractive for graffiti.
	• On sloping sites protrusion of car parking above ground level should be minimised.	N/A. Proposed car parking levels are completely underground.
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	**Design Criteria**	
	Communal open space has a minimum area equal to 25% of the site. Relevant Design Guidance: Where developments are unable to achieve the design criteria (such as within business zones), the development should demonstrate that it is in good proximity to public open space and/or provides contributions to public open space.	Non-compliant. This point should be considered on its merit. The proposal is based on a village precinct concept. The concept is articulated by providing multiple communal open spaces. 1. The communal open space in form of public plaza and lanes. This communal open space is located on the ground floor and is accessible to the residents as well as to the wider public. The overall space is 1,197.3sqm, 24.5% of the proposed site area excluding the dedicated lane (4,889sqm Site area). 2. The communal open space for the residents. This area is located on level 6 of the buildings B02A & B02B and on the roof level of each of the 4 buildings and is exclusively dedicated to the use of the residents and their visitors. The overall space is 974sqm , 20% of the proposed site area excluding the dedicated lane (4,889sqm). Each are provided with rooftop gardens for residents landscape, kids play area, relaxation, and BBQ area for an overall trafficable area of 595.3sqm, 12.1% of the proposed site area excluding the dedicated lane (4,889sqm). In addition to the common space, there are two common indoor rooms located on level 6 of the buildings B02A & B02B with a total of 50sqm, 1% of the proposed site area excluding the dedicated lane (4,889sqm Site area). The proposed development should be evaluated on merit by its aim to maximize the variety of public and common spaces with considerable public benefit through the delivery of significantly valuable public domain at ground level, which residents will also be able to enjoy. The addition of 1,197.3sqm, allocated as public plaza and lanes at the ground level to be properly managed by strata, opens for public use with different pattern of activities such as restaurants, shops, seating and grass area.
	• 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).	Complies. The communal open spaces proposed in the roof terraces are exposed to the sun and receive more than 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).
	Design Guidance	
	• Communal open space should be consolidated into a well-designed, easily identified and usable area.	Complies. Refer to the drawings DA2.12 & DA2.14 and the related the landscape design documentation.
	• Communal open space should have a minimum dimension of 3m.	Complies. Refer to the drawings DA2.12 & DA2.14 and the related the landscape design documentation.
	• Communal open space should be co-located with deep soil areas.	Complies. The communal open space in form of public domain has a dedicated deep soil area. Refer to the drawing DA2.05.

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Compliance / Comment
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Complies. Refer to the drawings DA2.05, DA2.12 & DA2.14 and the related the landscape design documentation.
Objective 3D-3 Communal open space is designed to maximise safety		Complies. The proposed public plaza and lanes are on a single level and it has been developed by gently sloping towards Lakemba Street.
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Complies. Proposed public plaza and lanes provide activities such as restaurants, shopping, grocery shops, coffee shops, children playground, which is responsive to the existing pattern of use of the neighbourhood.
3E Deep Soil Zones		
Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to have minimum width of 6m and minimum of 7% of site area	Deep soil area is 332sqm, 6.8% of the proposed site area excluding the dedicated lane (4,889sqm). Deep soil plantings also allowed within the public plaza and lanes. Refer to the drawing DA2.05 and the related landscape plan for specifications (depth and proposed spread and species).
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	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and balconies to the side and rear boundaries are as follows:	Complies.
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	• Up to 12m/4 storeys: 6m	
	• Up to 25m/5-8 storeys: 9m	
	• Over 25m (9+storeys): 12m	N/A
	Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG).	Complies. The building distances comply with the ADG requirements. In particular it has been agreed with the Council the introduction of the two 7m wide internal secondary lanes. In the 7m wide lanes window openings have been proposed to achieve cross over ventilation. These windows have been treated with tailored screening to achieve visual and acoustic privacies. Refer to drawings DA2.06-DA2.12 to identify the dwelling and the related windows on the floor plans. Refer to the DA8.07-DA8.08 to identify the design solution to meet visual and acoustic privacies. Please refer to the Acoustic report to confirm the satisfactory reduction of sound transmission between the dwellings with windows located in the 7m wide lane.
Objective 3F-2 Site and building design elements increase privacy without compromising access to light		Complies.
3G Pedestrian Access and Entries		
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies.
Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies. The access to the residential lobbies of the buildings 1A & 1B face King Georges Road and they are highlighted by the angled awning. The angled awning has been treated with white colour compared to the darker colour of the retail awnings.
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		Complies.
3H Vehicle Access		
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Complies.
3J Bicycle and Car Parking		
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and		Complies.
Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies.
Objective 3J-3 Car park design and access is safe and secure		Complies. In accordance to AS2890.1, 2, and 6.
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies.
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A
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	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.	Complies. The proposed living areas and private open space (balconies and sun rooms) for 104 out of 142 dwellings (73%) receive at least 2h of solar access on the 21st June. Refer to DA8.01 and the detailed view from the sun DA7.30-DA7.36.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Complies. 20 apartments out of 142 (14%) receive no direct sunlight between 9am and 3pm at mid winter. Refer to DA8.01 and the detailed view from the sun DA7.30-DA7.36.
Objective 4A-2 Daylight access is maximised where sunlight is limited.		Complies.
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.		Complies.
4B Natural Ventilation		
Objective 4B-1 All habitable rooms are naturally ventilated		Complies.
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Complies.
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Complies. 86 apartments out of 142 (60%) receive are naturally cross ventilated. Refer to DA8.02.
	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	N/A

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Objective	Design Guidance / Criteria	Compliance / Comment
4C Ceiling Heights		
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Complies. Ceiling height for habitable spaces is 2.7m, for non-habitable area is 2.4m. The lowest ceiling height in the residential lobby areas at the ground floor is 3.40m. The lowest ceiling height in the retail areas at the ground floor is 3.43m.
	• Habitable: 2.7m	Complies.
	• Non habitable: 2.4m	Complies.
	• Ground/First Floors: 3.3m	Complies on the Ground floor, Non-compliant on the First Floor
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies.
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	Apartments are required to have the following minimum internal areas:	Complies, all apartments are compliant with the minimum sizes.
	• Studio: 35sqm	Complies.
	• 1 bed: 50sqm	Complies.
	• 2 bed: 70sqm	Complies.
	• 3 bed: 90sqm	Complies.
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.	Complies.
	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.	N/A
Objective 4D-2 Environmental performance of the apartment is maximised	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies.
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	Complies.
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Complies.
	Living rooms or combined living/dining rooms have a minimum width of:	
	• 3.6m for studio and 1 bedroom apartments	Complies.
	• 4m for 2 and 3 bedroom apartments	Complies.
4E Private Open Space and Balconies		
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have primary balconies as follows:	
	Minimum area:	
	• Studio: 4sqm	Complies.
	• 1 bed: 8sqm	Complies.
	• 2 bed: 10sqm	Complies.
	• 3 bed: 12sqm	Complies.
	Minimum depth:	
	• Studio: -	N/A
	• 1 bed: 2m	Complies.
	• 2 bed: 2m	Complies.
	• 3 bed: 2.4m	Complies.
	The minimum balcony depth to be counted as contributing to the balcony area is 1m	Complies.
	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 15sqm and a minimum depth of 3m.	N/A
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.		Complies.
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall		Complies.
Objective 4E-4 Private open space and balcony design maximises safety.		Complies.
4F Common Circulation and Spaces		
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is eight.	Complies.
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	N/A
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Complies.
4G Storage		
Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	
	• Studio: 4m3	N/A
	• 1 bed: 6m3	Complies.
	• 2 bed: 8m3	Complies.
	• 3 bed: 10m3	Complies.
	At least 50% of the required storage is to be located within the apartment.	Complies. Refer to DA8.10 & DA8.11.
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.		Complies.

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Compliance / Comment
4H Acoustic Privacy		
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		Complies.
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.		Complies. In the 7m wide lanes window openings have been proposed to achieve cross over ventilation. These windows have been treated with tailored screening to achieve visual and acoustic privacies. Refer to the acoustic report and the architectural drawings DA2.06-DA2.12 to identify the dwelling and the related windows on the floor plans. Refer to the DA8.07 to identify the design solution to meet visual and acoustic privacies. Please refer to the Acoustic report to confirm the satisfactory reduction of sound transmission between the dwellings with windows located in the 7m wide lane. The traffic noise impact upon the proposal has been minimized with an appropriate design of the building envelope which will achieve passive ventilation and traffic noise reduction generating a sustainable indoor amenity for the occupants. In detail: the passive ventilation has been achieves by the introduction of acoustically threated louvers. The acoustic treated louvers can be identified in the architectural elevation and floor plans. Refer to DA2.05-2.12 & DA4.01-4.08 and to the acoustic related documentation.
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.		Complies.
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		Complies.
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 future.		Complies.
Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies.
4L Ground Floor Apartments		
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		N/A
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		N/A
4M Facades		
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the		Complies.
Objective 4M-2 Building functions are expressed by the facade		Complies.
4N Roof Design		
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Complies.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are		Complies.
Objective 4N-3 Roof design incorporates sustainability features		Complies.
4O Landscape Design		
Objective 4O-1 Landscape design is viable and sustainable		Complies.
Objective 4O-2 Landscape design contributes to the streetscape and amenity		Complies.
4P Planting on Structures		
Objective 4P-1 Appropriate soil profiles are provided		Complies.
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Complies.
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open		Complies.
4Q Universal Design		
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all		Complies.
Objective 4Q-2 A variety of apartments with adaptable designs are provided		Complies.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Complies.
4T Awnings and Signage		
Objective 4T-1 Awnings are well located and complement and integrate with the building design		Complies.
Objective 4T-2 Signage responds to the context and desired streetscape character		Complies.
4U Energy Efficiency		
Objective 4U-1 Development incorporates passive environmental design		Complies.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Complies.
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Complies.
4V Water Management and Conservation		
Objective 4V-1 Potable water use is minimised		Complies.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Complies.
Objective 4V-3 Flood management systems are integrated into site design		Complies.
4W Waste Management		
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Complies. The main waste collection area faces the loading dock internally and is fully enclosed and not visible from the lane or public areas. The 4 residential waste rooms are relocated from Ground floor to the basement. Also there are two dedicated waste lifts to move residential and supermarket waste from the basement up to the main waste collection area. The waste bins can be discreetly moved from each residential waste room into the residential waste collection area in the main loading dock through internal service corridors in the basement. The residential service corridors can be discreetly used for removalist operation linking the loading dock without using the main residential lobby area and the main public domain. The transfer of retail bins will be managed during non-operational time of the retail precinct. Refer to drawings DA10.04, DA10.05 & DA10.06 for the proposed bin carting routes.
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Complies.

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Compliance / Comment
4X Building Maintenance		
Objective 4X-1 Building design detail provides protection from weathering		Complies.
Objective 4X-2 Systems and access enable ease of maintenance		Complies.
Objective 4X-3 Material selection reduces ongoing maintenance costs		Complies.