ATTACHMENT 4 - ADG assessment table – DA-2022/136 Bellevue Rd, Figtree

Apartment Design Guide

Control	Current Comments Previous Comments from PL	
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.	Comments below remain and site analysis appears to be one page of information which does not document flooding constraints or existing watercourses/piping, which have a large impact on the design of this project. While further site analysis has been provided, the majority of these documents demonstrate what the proposed design is, not what has informed design decisions as requested at the PL meeting. Additionally, contextual streetscape elevations show the neighbouring properties along Bellevue road as being 3 storeys, where in actual fact are one storey detached dwellings. These are also under a DCP control for maximum 2-storey development and any depiction of "future development" should represent compliant developments. Furthermore, the developments at 15 and 17-19 Bellevue Road, are also new developments - one of which was recently completed by state government and another which is strata titled and unlikely to be redeveloped in the near future. As such the proposed development should respond to this low-scale development context.	☐ Achieved ☐ Conditional ☒ Not achieved
3B Orientation *Objective 3B-1* Building types and layouts respond to the streetscape and site while optimising solar access within the development	It was noted at the PL meeting, that there was concern about the scale and mass of the building. However, the new proposed design appears to have a significantly larger footprint, while retaining the height and mass. The western building appears to have remained of a similar scale and height, while the large southern building is now predominantly 3-storey, with one third retaining a 4-storey height, but	☐ Achieved ☐ Conditional ☒ Not achieved

	substantially longer pushing into the flood prone areas. Additionally there appear to be large amount of fill to boundary areas which is likely to create overlooking and privacy impacts to neighbours. For example Section AA and Section BB through the RACF show almost a full storey of fill to the boundary and do not demonstrate impacts to neighbouring properties which are not shown in section. As mentioned at the PL meeting, there is concern about the bulk, mass and siting of the buildings and their response to the existing streetscape and neighbourhood. None of the comments appear to have been addressed. Additionally, there is still no resolution regarding the relationship to the Princes Highway. Instead the siting and location of buildings is severely limited by flooding, and the risk to vulnerable residents is likely to be very high. Again, the suitability of the site is questioned for its use as an RACF and ILU. In terms of solar access within the development, the plaza appears to be overshadowed by the proposed ILU and church, likely making this a cold and underutilised space in winter. Additionally, the poorly located and accessible driveway near the church is retained, and an additional large driveway is added for the ILU. Bellevue Road is already heavily congested, and additional driveways do not add to the amenity of the streetscape or encourage pedestrian movement.	
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter	However, this reduction is height has little to no impact on overshadowing, and in some areas, shadows are now worse than previously shown due to the plant rooms and other services located on the south-eastern side of the COS. The POS of neighbouring properties, particularly those to the south-west, is impacted by overshadowing from the proposed development which is a result of the additional height and bulk of the development.	☐ Achieved ☐ Conditional ☒ Not achieved
<u>3C Public domain interface</u> *Objective 3C-1*		

Transition between private and public domain is achieved without compromising safety and security	Details have now been provided regarding entry details. Generally better, however not detail of pedestrian entry to Benney Ave and continuing conflicts between pedestrians and cars for the church. Additionally, the RACF entrance seem to be aligned with the vehicular access rather than the pedestrian pathway. No detail provided – details regarding gates, fencing, etc need to be provided. Landscaping as discussed to Bellevue Rd is appropriate, however detail will need to be provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 3C-2		
Amenity of the public domain is retained and enhanced	Proposed elevations show the bulk and scale of this development in a characteristically low-density area. While upgrades to the public domain are likely to add benefit to the public domain through street tree planting, the proposal is also creating a precedent for large scale development which is unlikely to be appropriate in this area, particularly due to flood constraints. Views should be from a pedestrian and streetscape perspective including existing neighbouring development, to ascertain the extent of impact from the proposed development. The maxed-out building envelopes, as mentioned above, give an inaccurate impression of existing and future development in the area.	☐ Achieved ☒ Conditional ☐ Not achieved
<u>3D Communal and public open space</u> *Objective 3D-1*		
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. 1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June	Under the Housing SEPP, a 102 bed residential care facility requires 1020m² of open space, however only 656.7m² of dedicated roof open is provided. Planted areas do not count towards COS. The shared plaza is a public area and does not meet this requirement. No communal open space is provided for the ILAs. Inadequate detail provided. COS should be provided so as to be accessed only by residents (and guests) of the ILUs, not accessed by the public. This is in addition to the intimate RACF spaces and larger open spaces which are shared by the ILU, RACF, church, and hall.	☐ Achieved ☐ Conditional ☒ Not achieved
Objective 3D-2		

Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Multiple public areas provide for gathering, play and exercise, however as noted above many of these are not for private use and enjoyment. While the landscape plan shows some detail of different activities for the RACF (including sensory garden and rooftop terrace) there have been no such areas detailed for the ILU which is a separate building which will require COS, accessed privately by residents. Additionally, further detail regarding the design of these spaces, as requested at the PL meeting, will need to be provided for a DA submission.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 3D-3		
Communal open space is designed to maximise safety	The roof top COS appears safe, however the open nature of the other spaces and the interaction between cars and vulnerable groups within the plaza, have not demonstrated safe use. As above – not detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 3D-4		
Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Comments below still stand. The plaza is a semi-public open space, shared between the ILU, RCAF, Church and Hall. This space is proposed as both a pedestrian area and parking space which is likely to create conflicts between use, especially as it also a floodway in extreme events. Details of the use of this space will need to be provided. Additionally, as mentioned, this space is likely to be heavily shaded in winter, and exposed during summer, potentially making it an unpleasant or underutilised space. Details will need to be provided as to whether this space is open or locked down over night, as well as having CPTED issues addressed.	☐ Achieved ☒ Conditional ☐ Not achieved
<u>3E Deep soil zones</u>		
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 1. Deep soil zone is 7% of site area with a minimum dimension of 6m	Under the Housing SEPP, the applicant is required to have 30% landscaping and 15% deep soil zones. This has not been met. 21% of site is landscaped, but does not meet the 6m requirement. A deep soil zone has been provided along the ILU along the north-eastern boundary which is appropriate, however a ramp is located on the western boundary along the RACF which is not accepted – this will need to	☐ Achieved ☐ Conditional ☒ Not achieved

	be setback to accommodate significant planting. No details provided of area, but it appears as if the deep soil areas with an area of more then 6m in depth are unlikely to reach 7% of site area. To be confirmed.	
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 1. Building separation (habitable): - 4 storeys 6m - 5-8 storeys 9m - 9+ storeys 12m	Generally, setbacks within the site are not compliant – notably there should be 9-12m minimum between the ILA and RACF and Church. This reduction makes the site feel cramped and is likely to impeded on the privacy of the ILA units, and well as the RACF rooms. While 6m has been provided to the north-east boundary for the ILAs this is compromised at ground floor by large POS to the boundary and a driveway. The western RACF is generally set back 6m. Additionally, as noted previously, a transitional setback may be appropriate for this type of development due to its scale, adding another 3m to boundary setbacks. 6m setback is provided to northern and western boundaries which is appropriate, however ramps should also be set back. Additionally, if the applicant continues with a 5+ storey development, boundaries should be considered as transitioning to a lower density and an additional 3m setback should be provided as per the ADG advice.	☐ Achieved ☐ Conditional ☒ Not achieved
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	As noted above, the development is likely to overshadow to RACF and the plaza and create visual and acoustic privacy issues between buildings (it is understood the church also hosts events). Details are limited, but generally privacy outcomes are likely to be acceptable. However, the above note regarding setbacks will also impact the level amenity and privacy neighbouring developments retain due to this proposal.	☐ Achieved ☒ Conditional ☐ Not achieved
3G Pedestrian access and entries *Objective 3G-1*		

Building entries and pedestrian access connects to and addresses the public domain	Detail is limited as floor plans have not been provided for the ILU, but it appears from the axonometric that the entryway to the building fronts onto the plaza. While this maybe an appropriate outcome for the ILUs it does not provide any activation to the streetscape, providing an inactive façade to Bellevue Rd.	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 3G-2		
Access, entries and pathways are accessible and easy to identify	Generally acceptable with new designs, however entries generally feel quite cultured in elevation due to the tight nature of buildings on site. Generally acceptable, thought the driveway to the church is likely to be a dangerous pedestrian access, particularly for vulnerable older residents of families visiting.	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 3G-3		
Large sites provide pedestrian links for access to streets and connection to destinations	A pedestrian link appears to be proposed from the Princes Hwy through the site to Bellevue Rd. However, no pedestrian pathway is provided from Benney Ave. This should be provided for any residents living in this area which may want to come this way rather than walking around to the less hospitable highway. Some links are provided but these are not through linkages, rather are directional links to the central plaza either via the church or Benney Ave and Princes Highway. While there is the opportunity for meaningful public links through the site, the sensitive nature of the residents and the large unsurveilled areas (such as the cra park) are likely to become an issue for unwanted	☐ Achieved ☒ Conditional ☐ Not achieved
<u>3H Vehicle access</u> *Objective 3H-1*		
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	As noted previously three driveway crossovers to Bellevue Rd is not preferred, particularly as the sites to the east are likely to require their own crossovers. This development should prioritise pedestrian movement. As above, one well planned and designed driveway to Bellevue Road would be preferrable for traffic control and pedestrian amenity.	☐ Achieved ☒ Conditional ☐ Not achieved

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	Generally carparking rates appear to be acceptable and are supported by our traffic engineers. Detail regarding carparking not provided.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 3J-2		
Parking and facilities are provided for other modes of transport	Traffic referral has noted that the application needs to provide The development must provide "10 bicycle spaces as 'secure' (Security Class B) bicycle parking spaces in a communal cage with a self-closing door and adequate weather protection so that these spaces are attractive for use by staff working in the facility that may choose to cycle to/from work." No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 3J-3		
Car park design and access is safe and secure	Generally, appears to be safe, with ridge for flooding issues. The ramp to the RACF will be required to be a minimum of 1.5m from the boundary to accommodate planting and landscaping.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 3J-4		
Visual and environmental impacts of underground car parking are minimised	As noted previously, basement ramps are required to have a 1.5m landscaping strip to the boundary which has not been provided. Generally acceptable, though this is likely to sit above ground level due to flooding requirements.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 3J-5		
Visual and environmental impacts of on-grade car parking are minimised	Generally acceptable with most carparking below ground for RACF and ILAs, however large amounts of carparking face the highway. Generally, this location is unsuitable for any other development though. Car parking to the Avenue and Princes Highway will be highly visible and there has been no attempt to address this street frontage meaningfully as discussed within the PL.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 3J-6		
Visual and environmental impacts of above ground enclosed car parking are minimised	NA	☐ Achieved ☐ Conditional ☐ Not achieved

Part 4 Designing the building		
<u>4A Solar and daylight access</u>		
Objective 4A-1		
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space 1. 70% receive 2 hours sunlight between 9am and 3pm on winter solstice 3. Maximum of 15% receive no direct sunlight between 9am and 3pm on winter solstice	Floor plans of the ILAs appear capable of solar access, however no information has been provided to demonstrate this, particularly as shadow diagrams demonstrate the northern neighbour may impact solar access to lower level ILAs. Additionally, living rooms are inset behind balconies and may be self-shaded. Again, no information regarding solar access to the RCAF. No floor plans have been provided which allow analysis of solar access to the ILUs, however it appears that the building is capable of being compliant. Sun eye view diagrams to be provided as requested at PL.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4A-2		
Daylight access is maximised where sunlight is limited	Comments below still stand – sun eye view diagrams have not been be provided to demonstrate solar access. Ample solar access is available if the site is not overdeveloped. However, the ILU is located to overshadow the internal courtyard space for almost the entire day, making the area unlikely to be usable in winter.	☐ Achieved ☐ Conditional ☒ Not achieved
Objective 4A-3		
Design incorporates shading and glare control, particularly for warmer months	Some north-western facades appear to have small shading devices to windows, but do not provide vertical screening. Appears to be acceptable. Further detail to be provided at DA submission.	☐ Achieved ☒ Conditional ☐ Not achieved
<u>4B Natural ventilation</u>		
Objective 4B-1		
All habitable rooms are naturally ventilated	As noted elsewhere depths are likely to create ventilation issues within the ILAs but generally acceptable. As noted above living rooms do not appear to be naturally ventilated in the RACF. No floor plans or detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4B-2		
The layout and design of single aspect apartments maximises natural ventilation	Generally acceptable – no single aspect in ILUs and RACF provides balconies to every room for ventilation.	☐ Achieved ☒ Conditional ☐ Not achieved

	Appears to be acceptable. Further detail to be provided at DA submission.	
Objective 4B-3		
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents 1. 60% of apartments are naturally cross ventilated 2. Overall depth of an apartment does not exceed 18m	ILUs are all naturally cross ventilated. Cross ventilation appears to be acceptable. Further detail to be provided at DA submission. However, the proposed ILU building appears to be over 20m in depth, which contributes to its bulky form. To be addressed in DA submission.	☒ Achieved ☐ Conditional ☐ Not achieved
<u>4C Ceiling heights</u>		
Objective 4C-1		
Ceiling height achieves sufficient natural ventilation and daylight access 1. Minimum ceiling height of 2.7m for habitable rooms, 2.4m for non-habitable rooms, 3.3m for ground and first floor in mixed use areas	ILUs provide for 3.1m floor to floor throughout which is generally acceptable. RACF ground floor to first floor provides for 4m floor too floor and all other 3.3m. Is this height required? As it is noted the applicant is well in excess of height requirements, and may be able to reduce this to minimise impacts on neighbours. Floor to floor levels of ILU are 3100mm which is acceptable and should meet 2.7m ceiling height internally. However, ground floor heights are similar and not likely to be adapted to mixed use in the future if the character of the area changes.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4C-2		
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Generally acceptable, however depths of ILUs is likely to make spaces feel very low due to non-compliant proportions. No detail provided regarding apartment layouts - to be provided at DA submission.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4C-3		
Ceiling heights contribute to the flexibility of building use over the life of the building	As above generally acceptable. As above - ground floor heights are not	☒ Achieved ☐ Conditional ☐ Not achieved
<u>4D Apartment size and layout</u>		
Objective 4D-1		
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Minimum apartment size:	As noted elsewhere apartment sizes are compliant but layouts pose other amenity issues. No detail provided.	☒ Achieved ☐ Conditional ☐ Not achieved

- Studio 35sqm - 1-bedroom 50sqm - 2-bedroom 70sqm - 3-bedroom 90sqm 2. Every habitable room must have a window with a total minimum glass area of not less than 10% of the floor area of the room.		
Objective 4D-2 Environmental performance of the apartment is maximised 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Habitable room depths within the ILAs exceed 8m in multiple circumstances, up to 12m in some circumstances. The RACF also appears to be extremely deep (26m) with multiple rooms that do not have access to light or ventilation including the "living rooms" and communal spaces. No detail provided.	☐ Achieved ☐ Conditional ☒ Not achieved
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (exc wardrobe) 3. Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio / 1 bed - 4m for 2+ beds 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Generally, it appears internal dimensions are compliant and acceptable in the ILUs. No detail provided.	☒ Achieved ☐ Conditional ☐ Not achieved
<u>4E Private open space and balconies</u> *Objective 4E-1* Apartments provide appropriately sized private open space and balconies to enhance residential amenity 1. Minimum balconies: - Studio 4sqm - 1 bed 8sqm / 2m depth - 2 bed 10sqm / 2m - 3 bed 12sqm / 2.4m	Generally, POS is compliant with the exception of the southern corner unit which provides only 10sqm for a 3-bedroom unit. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved

2. Podium level apartments have a POS of 15sqm and depth of 3m		
Objective 4E-2		
Primary private open space and balconies are appropriately located to enhance liveability for residents	Generally acceptable, however as noted above, due to the units having their balconies directly off living spaces, the internal living areas are likely to be shaded and not meet solar access requirements. Additionally ground floor units should not have their POS hard up against the boundary, and still require a setback. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4E-3		
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Generally acceptable. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4E-4		
Private open space and balcony design maximises safety	Generally acceptable. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
<u>4F Common circulation and spaces</u>		
Objective 4F-1		
Common circulation spaces achieve good amenity and properly service the number of apartments 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Generally, the circulation with the ILUS appears spacious with light and ventilation opportunities. While institutional in much of its design, the RACF provides some opportunities for light and ventilation, though these would likely be increased through reduced depth in the building and more opportunities for cross ventilation. Appear acceptable from axonometric, though no floor plans have been provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4F-2		
Common circulation spaces promote safety and provide for social interaction between residents	Generally acceptable. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
<u>4G Storage</u>		
Objective 4G-1		
Adequate, well designed storage is provided in each apartment 1. Storage required, of which 50% is in the apartment: • Studio 4m^3 • 1 bed 6 m^3	Storage has not been detailed within apartments but appears to be potentially capable of compliance. Basement storage appears acceptable. TBC. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved

• 2 bed 8 m^3 • 3+ bed 10 m^3		
Objective 4G-2		
Additional storage is conveniently located, accessible and nominated for individual apartments	Additional storage is well located. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
4H Acoustic privacy		
Objective 4H-1		
Noise transfer is minimised through the siting of buildings and building layout	No detail provided, though buildings are sites away from the Princes Highway.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4H-2		
Noise impacts are mitigated within apartments through layout and acoustic treatments	No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
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	No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4J-2		
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
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	Comments below still stand and are acceptable. Apartment mix appears appropriate for the ILU, and including larger sizes allows longer “ageing in place” models as well as encouraging older couples downsizing from large family homes.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4K-2		
The apartment mix is distributed to suitable locations within the building	Generally acceptable.	☒ Achieved ☐ Conditional ☐ Not achieved
4L Ground floor apartments		
Objective 4L-1		
	Activation of the plaza has been provided with a café in the RACF and	

Street frontage activity is maximised where ground floor apartments are located	club house in the ILU building facing the space. No direct access to ILUS has been proposed however, which may provide activation to Bellevue Rd. No activation to the Highway. Detail has not been provided, but the applicant is encouraged to have direct pedestrian access (if possible) for ground floor apartments to engage with the streetscape both along Bellevue Road and internally, to activate spaces including the plaza.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4L-2		
Design of ground floor apartments delivers amenity and safety for residents	Generally acceptable, though as noted elsewhere outdoor spaces should be appropriately setback from the boundary to reduce privacy conflicts. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
<u>4M Facades</u> *Objective 4M-1*		
Building facades provide visual interest along the street while respecting the character of the local area	There has been a large amount of work put into breaking up the bulk of the RACF and ILUs to create more articulated buildings which is supported. However, this does not fully appreciate the local character of low-density hipped roofs houses common to Figtree. Generally, it appears there is an articulation of materials which aim to respond to the existing church, with potential to create an identity for the precinct. However, further relationship to the wider community beyond the site is also encouraged as mentioned at the PL meeting, including referencing the material palette within the DCP character statement. Additionally, as mentioned above, the ILU building still appears bulky with little variation beyond the balconies,	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4M-2		
Building functions are expressed by the façade	Generally acceptable. Generally, appears acceptable, however the ILU building appears to be quite bulky with little articulation, which could further express balconies and POS/other functions.	☒ Achieved ☐ Conditional ☐ Not achieved

4N Roof design *Objective 4N-1*		
Roof treatments are integrated into the building design and positively respond to the street	The reduction of the large roof form is supported, however the introduction of heavy black screened mesh elements appears to dominate some views and still appear heavy on top of the more refined brick facades. The roof treatments appear large and bulky but have been treated with a warm timber finish to the soffit to mitigate some of the negative impacts of this bulk. Further articulation through broken roof forms would be encouraged,	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4N-2		
Opportunities to use roof space for residential accommodation and open space are maximised	Roof is not utilised on the ILU building, but the RACF provides outdoor active and passive uses. No – roofs are not utilised, and may present overlooking impacts to neighbouring properties.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4N-3		
Roof design incorporates sustainability features	Solar panels and rainwater collection still do not appear to be included. No - Solar panels and rainwater collection are encouraged on site.	☐ Achieved ☐ Conditional ☒ Not achieved
4O Landscape design *Objective 4O-1*		
Landscape design is viable and sustainable	As noted elsewhere the deep soil and landscaping requirements under the Housing SEPP have not been met, and 1.5m landscaping strip to all driveways must be provided as advised at PL meeting. This is not provided to the ILU driveway for its entirety and is only marginally provided to the RACF. Appears generally appropriate with the incorporation of swales for water management and native plants, however detail regarding location, planting, etc has not been provided. Additionally, the Illawarra Flame Tree should only be used for show rather than as a passive solar design element, as the leaves fall at the end of winter – preventing solar access in winter and allowing heat gain in summer. Other elements TBC by landscaping.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4O-2		
	Generally acceptable.	

Landscape design contributes to the streetscape and amenity	Generally appears to be capable of compliance to Bellevue Road, however planting has not been provided to the Princes Highway, making carparking the most prominent element on a highly visible intersection.	☐ Achieved ☒ Conditional ☐ Not achieved
4P Planting on structures		
Objective 4P-1		
Appropriate soil profiles are provided	TBC, but generally appears appropriate. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4P-2		
Plant growth is optimised with appropriate selection and maintenance	TBC, but generally appears appropriate. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4P-3		
Planting on structures contributes to the quality and amenity of communal and public open spaces	TBC, but generally appears appropriate. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
4Q Universal design		
Objective 4Q-1		
Universal design features are included in apartment design to promote flexible housing for all community members	All units have adaptable features. No detail provided, however it is expected that well in excess of the 10% is provided and all apartments meet the Silver Liveable Housing standard.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4Q-2		
A variety of apartments with adaptable designs are provided	As above – all units meet requirements. No detail provided.	☒ Achieved ☐ Conditional ☐ Not achieved
Objective 4Q-3		
Apartment layouts are flexible and accommodate a range of lifestyle needs	As noted elsewhere the mix of units is supported but there remain issues of amenity in their layout and design. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
4R Adaptive reuse		
Objective 4R-1		
New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Generally acceptable with retention of church for ongoing use. As above materials appear to compliment the existing church building, however as previously mentioned the materials do not draw from the character of the area and could further enhance Figtree's existing and future architectural character.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4R-2		

Adapted buildings provide residential amenity while no precluding future adaptive reuse	NA	☐ Achieved ☐ Conditional ☐ Not achieved
4S Mixed use		
Objective 4S-1		
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Comments still remain, particularly as the seniors housing now pushes further into flood effected areas. As mentioned at the PL meeting, the site's location adjacent to the church and business centre of Figtree are appropriate for seniors housing, with access to a variety of shops and mode of transport including taxis and buses. The proposed development also builds upon the existing community within Figtree, catering for an ageing population supported by the local church community. However, the flooding constraints are still of concern.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4S-2		
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	CPTED does not appear to be adequately addressed in regard to access and gating – will the plaza be accessible at all hours? Can vehicles park overnight? If so how will this impact the amenity of the ILU and RACF. This still does not appear to be addressed. A CPTED report is encouraged to be supplied with the DA submission as previously discussed.	☐ Achieved ☒ Conditional ☐ Not achieved
4T Awnings and signage		
Objective 4T-1		
Awnings are well located and complement and integrate with the building design	NA	☐ Achieved ☐ Conditional ☐ Not achieved
Objective 4T-2		
Signage responds to the context and desired streetscape character	NA	☐ Achieved ☐ Conditional ☐ Not achieved
4U Energy efficiency		
Objective 4U-1		
Development incorporates passive environmental design	Generally, passive environmental design principles do not appear to be clear and further detail to be provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4U-2		

Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	No detail provided, but generally the ILUs are oriented to capture northern sun but are likely to self-shade. Sun eye view diagrams to be provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4U-3		
Adequate natural ventilation minimises the need for mechanical ventilation	Generally acceptable, though the RACF appears to be unlikely to be naturally ventilated.	☐ Achieved ☒ Conditional ☐ Not achieved
<u>4V Water management and conservation</u>		
Objective 4V-1		
Potable water use is minimised	No rainwater tanks proposed. No detail provided.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4V-2		
Urban stormwater is treated on site before being discharged to receiving waters	TBC by stormwater.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4V-3		
Flood management systems are integrated into site design	TBC by stormwater. Site is flood affected and concern has been raised over its appropriateness as a seniors housing and high-risk RACF. No changes have been made to the design which would mitigate this risk.	☐ Achieved ☒ Conditional ☐ Not achieved
<u>4W Waste management</u>		
Objective 4W-1		
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste collection for the RACF appears to have been addressed. However, no waste storage provision is provided for the ILUs. A waste storage facility will need to be provided within this building. No detail provided – however it appears from sections no provision for on site waste collection or LRV has been made. This will need to be addressed. Additionally, waste chutes will be required for ILUs.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4W-2		
Domestic waste is minimised by providing safe and convenient source separation and recycling	Waste chutes and waste storage areas on each floor should provide for waste separation including recycling and FOGO (food organics and garden organics).	☐ Achieved ☒ Conditional ☐ Not achieved
<u>4X Building maintenance</u>		
Objective 4X-1		
Building design detail provides protection from weathering	Generally acceptable. Detail is limited, but large expanses of wall appear to be unprotected, however	☐ Achieved ☒ Conditional ☐ Not achieved

	bricks appear to be the predominant choice which will require less maintenance. Details will need to be provided of operational and ongoing maintenance of the ILUs, RACF, plaza and church to ensure that adequate ownership of these spaces is taken by the appropriate parties. As previously mentioned, an operational plan with timing, uses, operations, maintenance, etc would be encouraged with the DA submission.	
Objective 4X-2		
Systems and access enable ease of maintenance	Generally acceptable. As above.	☐ Achieved ☒ Conditional ☐ Not achieved
Objective 4X-3		
Material selection reduces ongoing maintenance costs	Generally acceptable – use of low maintenance materials such as brick is supported. As above.	☒ Achieved ☐ Conditional ☐ Not achieved