

Attachment: Apartment Design Guide Compliance Table

Part 3 Siting of the Development

ADG Development Controls		
Control	Design Criteria	Proposal
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.		<p>Complies.</p> <p>Site and surrounding area analysis has been undertaken by CohenLeigh Architects, who states that the development will provide an active frontage retail premises at ground floor and quality CBD living on the upper floors. The development will enhance the vibrancy and viability of the precinct through increased population and the active street interface.</p> <p>It is considered that the mixed-use development satisfactorily addresses the strategic objectives of the Albury CBD Masterplan and the envisioned growth path/future character for the precinct.</p> <p>Council officers consider the design appropriate in relation to the existing site conditions and surrounding context.</p>
3B Orientation		
Objective 3B-1: Building types and layouts respond to the streetscape and site while optimising solar access within the development		<p>Complies.</p> <p>The subject land is a corner allotment, and the mixed-use development will have street frontage to both Swift Street (north) and Arnolds Lane (west). Access to the residences for both vehicles and pedestrians is via Swift Street.</p> <p>The applicant has identified the following:</p> <p><i>Apartments are maximised across the northern frontage (there being 22 out of 32 apartments – 68.75%) to receive direct northern solar and light ingress. 12 of these apartments have dual or triple orientations and have operable louvres to control solar ingress as desired from the east or west. The balance of apartments (24.35%) receives north-east and east and north-west and west orientation to also achieve solar and light ingress and also have operable louvres to control solar ingress as desired and there are 2 south facing apartments on Levels 5 and 6. (6.25%).</i></p> <p>It is considered that all apartments have suitable solar access.</p>
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid-winter		<p>Complies.</p> <p>The subject land is located within an E2 Commercial Centre zone, where the surrounding development is commercial in nature.</p>

		Overshadowing diagrams have been provided and it is considered that the mixed-use development will not unreasonably overshadow surrounding buildings.
3C Public domain interface		
Objective 3C-1: Transition between private and public domain is achieved without compromising safety and security		<p>Complies.</p> <p>The ground floor of the proposed mixed use development will comprise of two commercial tenancies. A condition will be imposed on consent to approve the commercial tenancies as 'shops' as defined under Albury LEP 2010.</p> <p>The development proposes balconies on all facades, which will facilitate overlooking. However, given the central location and commercial nature of the existing surrounding built form, there are no adverse privacy impacts anticipated to property owners.</p> <p>No front fence is proposed; however, the development incorporates a partially enclosed colonnade along the street frontages of the site which articulates the front entries of the commercial tenancies, the main entrance for residents, and vehicle access. An awning is proposed to extend to the public footpath to further delineate the building entry.</p>
Objective 3C-2: Amenity of the public domain is retained and enhanced		<p>Complies.</p> <p>Landscaped areas are proposed on the ground floor, level 1, level 5, and roof levels, which will be visible from Swift Street and Arnolds Lane.</p> <p>The letterbox area is located near the lobby at the front entrance and is integrated with the building design.</p> <p>The services, plant rooms and garbage storage are appropriately integrated within the building form and located within the basement and at the rear of the site.</p> <p>Accessible entries are provided.</p> <p>Conditions will be imposed on consent to ensure all graffiti is removed.</p>
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	<ol style="list-style-type: none"> 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter) 	<p>Complies.</p> <p>The site has an area of 2023m² and COS should equal 25%; therefore, 505.75m² is the minimum COS required.</p> <p>The plans identify that the roof level provides 395m² of communal open space (COS), with an additional 168m² of COS within the ground level</p>

		<p>courtyard, being a total of 563m², which complies with the ADG design criteria.</p> <p>The principal communal open space area is located on the rooftop and will receive appropriate solar access.</p> <p>Further, each apartment has a balcony or private area well in excess of the minimum requirements, which will provide high amenity to residents.</p>												
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		<p>Complies.</p> <p>The principal COS is located on the roof top and incorporates a swimming pool, BBQ area, raised veggie garden, multiple seating areas and landscaped garden beds.</p> <p>The rooftop COS also includes a large undercover area to ensure the recreation area is useable throughout the changing seasons.</p>												
Objective 3D-3: Communal open space is designed to maximise safety.		<p>Complies.</p> <p>The principal COS is located on the roof; however, includes appropriate barriers and buffers to ensure safety of residents.</p> <p>Landscaping is proposed on the ground floor, level 1, level 5, and roof top which will assist to maintain visual privacy and add to resident amenity.</p>												
Objective 3D-4: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.		<p>Not applicable.</p> <p>No public open space is proposed as part of the development.</p>												
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.	<p>Deep soil zones are to meet the following minimum requirements:</p> <table border="1"> <thead> <tr> <th>Site area</th><th>Min. dimension</th><th>Deep soil zone (% of site area)</th></tr> </thead> <tbody> <tr> <td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr> <tr> <td>650m² - 1,500m²</td><td>3m</td></tr> <tr> <td>greater than 1,500m²</td><td>6m</td></tr> <tr> <td>greater than 1,500m² with significant</td><td>6m</td></tr> </tbody> </table>	Site area	Min. dimension	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant	6m	<p>Variation.</p> <p>The development does not propose any deep soil zones.</p> <p>A variation to the ADG design criteria is supportable in this instance as the subject land is located in the commercial core of Albury and the development proposes 100% site coverage and non-residential uses at basement and ground floor level.</p> <p>The development incorporates several landscaped areas to soften the appearance of the building and raised garden beds to accommodate a variety of vegetation.</p> <p>A condition will be imposed on consent to require a stormwater management plan prior to the issue of a Construction Certificate.</p>
Site area	Min. dimension	Deep soil zone (% of site area)												
less than 650m ²	-	7%												
650m ² - 1,500m ²	3m													
greater than 1,500m ²	6m													
greater than 1,500m ² with significant	6m													

	existing tree cover			
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 buildings to the side and rear boundaries are as follows:			Variation.
				Figure 3F.3 identifies that new development should be setback a minimum of 6m from a side or rear boundary on levels 1-4, with level 5 and above setback a minimum of 9m.
				The main building proposes the following setbacks to allotment boundaries:
				Northern boundary (front) Not applicable, facing Swift Street (primary street frontage)
				Eastern boundary (side) Basement car park – 0m setback Ground floor – 0m setback Levels 1 to 6 – 3m Rooftop – 3m to building wall, 10.83m to trafficable area
			Southern boundary (rear) Ground floor – 0m setback Levels 1 to 6 – 5.925m Rooftop – 6.307m	
			Western boundary (side) Not applicable, facing Arnolds Lane (secondary street frontage)	
			The applicant has provided the following response:	
			<i>The building separation is ample with streets on 2 sides, an open on grade carpark to the east side and a single storey shopping centre on the south side with a more than 18m separation to any adjacent building above first floor. These separations achieve the intent of this control with respect to visual and acoustic privacy, outlook, daylight, sunlight, and natural ventilation both within the site and to surrounding sites.</i>	
			In relation to privacy impacts, Council considers that the proposed side and rear setbacks of this development is supportable given the existing surrounding built form and land uses.	
			The development will be conditioned to incorporate controllable louvres which will provide screening on the eastern and western facades and will assist to provide greater privacy to east and west facing habitable rooms.	
			The north and south facing apartments feature open balconies and floor to ceiling windows, which allows for good natural light but may result in privacy impacts. It is noted that the future occupants of these residences may opt to utilise other mitigation measures not tied to the construction of the building i.e., blinds, to improve privacy and amenity.	

		<p>In relation to separation distances between buildings being equitably shared, it is considered that the land to the east and south of the subject site is currently developed for the purpose of a large-scale shopping centre and ancillary car park.</p> <p>The development does not meet the 6m setback to the east; however, there is no significant privacy or overlooking concerns given the adjoining land is currently used as a car park and visual screening has been incorporated on this façade to minimise potential impacts.</p> <p>It is noted that though the rear setback to the outer building wall is 5.925m on levels 2 to 6, the setback to habitable south facing rooms is 8.95m, which is only 500mm from meeting compliance with the ADG. Therefore, the minor noncompliance for the reduced rear setback is deemed to be an acceptable outcome in this instance.</p> <p>Further, it is considered that should the adjoining landowners wish to redevelop in future, there is ample area on site to facilitate a design outcome that is appropriate in scale, bulk, and setback, and that acknowledges the surrounding built form without significantly compromising the amenity of residents living in east or south facing apartments.</p> <p>A variation to the ADG is found to be supportable in this instance as the reduced setbacks are not anticipated to result in any significant visual or privacy impacts to residents or the surrounding locality.</p>
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.		<p>Complies.</p> <p>The principal COS is located on the rooftop with a second COS located within the ground level courtyard, where there are no apartments.</p> <p>Further, balconies are located in front of living spaces and habitable rooms, which will increase internal privacy of the apartments.</p>
3G Pedestrian access and entries		
Objective 3G-1: Building entries and pedestrian access connects to and addresses the public domain.		<p>Complies.</p> <p>The main entry to apartments is via Swift Street and includes an extended awning to create visual interest and streetscape integration.</p> <p>The development proposes two commercial tenancies on ground level which will improve the public domain and increase pedestrian activity within this area.</p>
Objective 3G-2: Access, entries and pathways are		<p>Complies.</p>

accessible and easy to identify.		<p>Accessible entry is provided via the main entrance on Swift Street, secondary entrance via Arnold Lane, and basement (via lift).</p> <p>A condition will be imposed on consent to ensure an accessible parking space is located in both the ground level car park and basement.</p>
Objective 3G-3: Large sites provide pedestrian links for access to streets and connection to destinations.		<p>Complies.</p> <p>Pedestrian links from the building to the street and to the communal open space are proposed and is acceptable.</p>
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.		<p>Complies.</p> <p>The development incorporates a partially enclosed colonnade at the street frontages which is articulated to clearly identify vehicle and pedestrian access within the site.</p> <p>The basement level car parking is for residents only. A secondary vehicle access is proposed from Arnolds Lane, which accommodates 6 vehicles (inclusive of 1 accessible) and will facilitate access for service vehicles i.e. waste management, loading/unloading area.</p>
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.	<ol style="list-style-type: none"> For development in the following locations: <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; 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 	<p>Variation.</p> <p>Albury is considered to be a regional centre as identified within the ADG.</p> <p>Part 17 of Albury DCP 2010 requires resident parking to be provided at the rate of 1 space per 1 or 2 bedroom dwelling and 2 spaces per 3 or more bedroom dwellings. In addition, the DCP also requires visitor parking for more than 8 dwellings at the rate of 3 spaces plus 1 space for every 3 dwelling and 1 space per 40m² of GFA for the commercial tenancies.</p> <p>The proposal includes a total of 32 apartments, with 18 x 2 bedroom and 14 x 3 bedroom. This results in a requirement for 46 spaces. The proposal also requires a further 11 visitor spaces and 18 spaces for the commercial tenancies.</p> <p>Based on Part 17 of Albury DCP 2010, the development generates a demand for a total of 75 spaces on site.</p> <p>When assessing the development under the <i>Guide to Traffic Generating Developments</i>, the use of site is classified as 'high density residential flat building' as more than 20 apartments are proposed, and requires the following car parking spaces:</p>

		<p>Metropolitan Regional (CBD) Centres 0.7 spaces per 2 bedroom unit 1.20 spaces per 3 bedroom unit 1 space per 7 units</p> <p>Office and commercial 1 space per 40m² gross floor area</p> <p>Using the above car parking rates, 34 spaces are required for the residential component, being 12.6 spaces for the 2 bedroom apartments, 16.8 spaces for the 3 bedroom apartments and 4.5 spaces for visitor parking, and an additional 18 spaces for the commercial component of the development.</p> <p>Based on the <i>Guide to Traffic Generating Developments</i>, the development generates a demand for a total of 52 car spaces on site.</p> <p>The development proposes 52 spaces within the basement, and 6 spaces on ground level, being a total of 58 spaces on site. The applicant has expressed their intention to allocate all basement car parking spaces to the apartments and that no visitor car parking is proposed on site. It is anticipated that the ground level car spaces will be used to service the commercial tenancies.</p> <p>As the ADG states the lesser car parking calculation is to be applied, which in this instance is the calculation under the <i>Guide to Traffic Generating Developments</i>. Though the development provides an excess of residential apartment allocated car parking, the development proposes a shortfall of 12 commercial spaces, and 5 visitor spaces.</p> <p>A variation is considered to be supportable as the subject land is located within central Albury where there are several multi-level public car parking facilities within walking proximity to the site which may accommodate customers visiting the commercial tenancies and residential apartment visitors.</p> <p>Additionally, the development proposes a bicycle storage area on ground level which will accommodate a minimum of 10 x bicycles, providing an alternate mode of transport to the site.</p>
Objective 3J-2: Parking and facilities are provided for other modes of transport.		<p>Variation.</p> <p>There is no dedicated parking for motorcycles or scooters. A variation is considered to be supportable as each apartment has allocated basement car parks based on the number of bedrooms and individual secure storage areas, which may provide opportunity for motorcycle or scooter parking.</p> <p>Additionally, given the central location of the development, particularly noting a large-scale</p>

		<p>shopping centre is adjoining the site, it is envisaged that walking will be the preferred method of transport for residents of this building.</p> <p>The development provides a bicycle storage area which will accommodate a minimum of 10 x bicycles.</p> <p>The applicant has confirmed the basement car spaces will have the ability to charge electric vehicles.</p>
Objective 3J-3: Car park design and access is safe and secure.		<p>Complies.</p> <p>The car park is on the basement level within the building and secured by a roller door operated remotely by apartment residents.</p> <p>The aisle widths of the basement car park exceed the minimum requirements under AS2890, which will increase safety and manoeuvrability for residents.</p>
Objective 3J-4: Visual and environmental impacts of underground car parking are minimised.		<p>Complies.</p> <p>A basement car parking area is provided which provides secure resident car parking beneath the building and out of view from the street.</p> <p>The basement car park is mechanically ventilated and supplied air naturally above the bottom of the ramp.</p>
Objective 3J-5: Visual and environmental impacts of on-grade car parking are minimised.		<p>Complies.</p> <p>As noted above, the resident car park will not be visible from public spaces or roads as it is below the building within the basement level.</p> <p>Six (6) spaces are proposed at ground level to the rear of the site and access to this carpark will be from the secondary street, being Arnolds Lane, which does not tend to experience high levels of private vehicle or pedestrian traffic.</p>
Objective 3J-6: Visual and environmental impacts of above ground enclosed car parking are minimised.		<p>Complies.</p> <p>As above, the resident car park will not be visible from public spaces and the ground level car park is located to the rear of the site and will be partially screened with security fencing.</p>

Part 4 Designing the building

4A Solar and daylight access		
Objective 4A-1: To optimise the number of apartments receiving sunlight to habitable rooms,	<ol style="list-style-type: none"> 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 	<p>Variation.</p> <p>The applicant has provided the following response:</p>

privacy windows and private open space.	<p>Area and in the Newcastle and Wollongong local government areas.</p> <p>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.</p> <p>3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.</p>	<p><i>At least 68.75% of (22) apartments living rooms and private open space (POS) areas receive a minimum of 3 hours of solar access between 9am and 3pm mid-winter. Whilst this is marginally less than 70%, another 8 apartments receive 3 hours of mid-winter sunlight if times between 7.30am and 9am and 3pm and 5pm are included.</i></p> <p><i>Furthermore, the rooftop amenity provision extends the availability of all-day winter sun to the amenity common amenity areas of the residential apartments.</i></p> <p><i>No more than 15% of apartments receive no direct sunlight between 9am and 3pm in the winter solstice.</i></p> <p>The proposed variation is considered to be acceptable as the apartments are designed to maximise natural light within habitable rooms and the rooftop communal area will provide high amenity to residents year-round.</p>
Objective 4A-2: Daylight access is maximised where sunlight is limited.		<p>Complies.</p> <p>All habitable rooms have windows and access to daylight.</p>
Objective 4A-3: Design incorporates shading and glare control, particularly for warmer months.		<p>Complies.</p> <p>West and east facing balconies incorporate shading devices on the exterior to provide shading opportunities. A condition will be imposed to ensure these shading devices are operable to allow residents the capacity to control solar access.</p>
4B Natural ventilation		
Objective 4B-1: All habitable rooms are naturally ventilated.		<p>Complies.</p> <p>The proposal ensures all habitable rooms have access to an operable window on an external wall or balcony access ensuring ventilation to habitable spaces.</p>
Objective 4B-2: The layout and design of single aspect apartments maximises natural ventilation.		<p>Complies.</p> <p>The open layout of the apartments, high quality design and expansive windows/openings provide good quality amenity for apartment residents and maximises natural ventilation.</p>
Objective 4B-3: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	<p>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</p> <p>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	<p>Complies.</p> <p>The applicant has provided the following response:</p> <p><i>All habitable rooms are naturally ventilated, and greater than 60% of apartments are naturally cross and corner ventilated with two aspects.</i></p> <p>It is considered that the development has been designed to create a comfortable indoor environment for residents and will provide adequate natural ventilation into each residence.</p>

		The applicant has stated within the SEE that the residences contained within the building do not exceed 18 metres in depth.												
4C Ceiling heights														
Objective 4C-1: Ceiling height achieves sufficient natural ventilation and daylight access.	<div>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</div> <table><tr><th colspan="2">Min. ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable rooms</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30-degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> <div>These minimums to not preclude higher ceilings if desired.</div>	Min. ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable rooms	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30-degree minimum ceiling slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	<div>Complies.</div> <div>The applicant has provided the following response:</div> <div><i>The development proposes to achieve the minimum ceiling heights required by the design criteria as follows:</i></div> <div><div>- minimum 2.7metres for habitable rooms</div><div>- minimum 2.4metres for non-habitable rooms</div><div>- minimum 3.3 metres for commercial ground floor tenancies.</div></div> <div><i>The final finished height will be subject to suitable engineering design outcome that determines the floor slab and beam design.</i></div> <div>Based on the plans submitted, the development complies with the ceiling height requirements of ADG.</div>
Min. ceiling height for apartment and mixed use buildings														
Habitable rooms	2.7m													
Non-habitable rooms	2.4m													
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area													
Attic spaces	1.8m at edge of room with a 30-degree minimum ceiling slope													
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use													
Objective 4C-2: Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.		<div>Complies.</div> <div>Compliant and consistent ceiling heights are proposed for all of the residential apartments.</div>												
Objective 4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building.		<div>Complies.</div> <div>The ceiling heights of 3.3m for the ground floor commercial tenancies are considered to be appropriate given the context of the location.</div>												
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.	<div>1. Apartments are required to have the following minimum internal areas:</div> <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> <div>The minimum internal areas include only one bathroom. Additional</div>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	<div>Complies.</div> <div>All apartments exceed the minimum internal areas.</div> <div>Habitable rooms are compliant with having windows to an external wall not less than 10% floor area.</div>		
Apartment type	Minimum internal area													
Studio	35m ²													
1 bedroom	50m ²													
2 bedroom	70m ²													
3 bedroom	90m ²													

	<p>bathrooms increase the minimum internal area by 5m² each</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p> <p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</p>	
Objective 4D-2: Environmental performance of the apartment is maximised	<p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	<p>Variation.</p> <p>The ceiling height is 2.7, which would require a maximum habitable room depth of 6.75 metres (2.7 x 2.5 = 6.75) or a maximum depth of 8 metres for open plan layouts.</p> <p>Residences 101, 104, 105, 106, 201, 204, 205, 206, 301, 304, 305, 306, 401, 404, 405, 406, 502 & 602 propose open plan primary living areas that exceed 8m in depth, measured from the external wall window.</p> <p>The variation is acceptable in this instance as the apartments incorporate floor to ceiling windows, which will allow for suitable natural light. Further, the inclusion of balconies will provide good quality amenity (light and ventilation) for the future residents.</p>
Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities and needs	<p>1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments <p>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	<p>Complies.</p> <p>All bedrooms are over the minimum area requirements under the ADG.</p> <p>All bedrooms have a minimum dimension of 3m.</p> <p>All apartments are proposed as open plan which exceed the minimum width requirements.</p>
4E Private open space and balconies		
Objective 4E-1: Apartments provide appropriately sized private open space	<p>1. All apartments are required to have primary balconies as follows:</p>	Complies.

and balconies to enhance residential amenity	Dwelling type	Min. area	Min. depth	<p>The development proposes apartments on Levels 1-6, and all balconies exceed the minimum area and depth requirements.</p> <p>Additionally, COS is provided on the rooftop and within the ground level courtyard.</p>
	Studio Apartments	4m ²	-	
	1-bedroom apartments	8m ²	2m	
	2-bedroom apartments	10m ²	2m	
	3+ bedroom apartments	12m ²	2.4m	
	<p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> <p>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</p>			
Objective 4E-2: Primary private open space and balconies are appropriately located to enhance liveability for residents				<p>Complies.</p> <p>Primary open space balconies are located adjacent to the living rooms, with additional balconies included adjacent to bedrooms.</p> <p>It is considered that the inclusion of balconies will enhance the amenity for the future occupants of the apartments.</p>
Objective 4E-3: Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building				<p>Complies.</p> <p>Balconies and open space areas are integrated into the overall architectural form and detail of the building.</p> <p>Shutters are provided on the western and eastern balconies to assist with controlling sunlight and wind.</p> <p>As gas is not an essential service, it is considered that it is not necessary to require gas outlets on balconies as recommended by the design guidelines.</p>
Objective 4E-4: Private open space and balcony design maximises safety				<p>Complies.</p> <p>All private open areas are in the form of a balcony. No level changes are proposed within the balcony areas.</p> <p>Balconies are designed with balustrades and designed to prevent climbing or falls. A condition will be imposed on consent to ensure the development complies with the National Construction Code (NCC).</p>
4F Common circulation and spaces				

Objective 4F-1: Common circulation spaces achieve good amenity and properly service the number of apartments	<div>1. The maximum number of apartments off a circulation core on a single level is eight</div> <div>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</div>	<div>Complies.</div> <div>The proposal has a maximum of six apartments off a circulation core for any one level; therefore, satisfies the design criteria of the ADG.</div>										
Objective 4F-2: Common circulation spaces promote safety and provide for social interaction between residents		<div>Complies.</div> <div>The common circulation spaces have short sight lines which will promote social interaction between residents.</div> <div>It is anticipated that common circulation spaces on Levels 1-6 will be well lit as they are internally located and do not receive any natural light.</div>										
4G Storage												
Objective 4G-1: Adequate, well designed storage is provided in each apartment	<div>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</div> <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio Apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table> <div>At least 50% of the required storage is to be located within the apartment</div>	Dwelling type	Storage size volume	Studio Apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³	<div>Complies.</div> <div>The development provides the minimum required storage, both internally and within the basement level via individual secure storage compartments.</div>
Dwelling type	Storage size volume											
Studio Apartments	4m³											
1 bedroom apartments	6m³											
2 bedroom apartments	8m³											
3+ bedroom apartments	10m³											
Objective 4G-2: Additional storage is conveniently located, accessible and nominated for individual apartments		<div>Complies.</div> <div>The development provides separate secure storage areas for each apartment which will located in front of allocated car parking spaces within the basement level.</div>										
4H Acoustic privacy												
Objective 4H-1: Noise transfer is minimised through the siting of buildings and building layout		<div>Complies.</div> <div>The applicant has provided the following response:</div> <div>The building is sited well clear of hostile environments.</div> <div>All walls and floors/ceilings are to be acoustically designed to at least meet the requirements of the NCC at a minimum, and all internal walls within apartments are to include acoustic insulation in excess of the NCC requirement.</div> <div>A condition will be imposed on consent to ensure compliance with the NCC.</div> <div>The plant room on levels 1-4 is adjacent to bedrooms. Whilst the design guidance states noise sources should be located at least 3m away from bedrooms, a solid wall is proposed between the</div>										

		<p>plant rooms and bedrooms and will act as an acoustic treatment.</p> <p>It is considered that adequate separation is provided between residential apartments and service areas.</p>
Objective 4H-2: Noise impacts are mitigated within apartments through layout and acoustic treatments		<p>Complies.</p> <p>The applicant has provided the following response,</p> <p><i>Apartment entries are away from quieter spaces that are grouped together.</i></p> <p><i>All external glazing is double glazed and acoustically sealed.</i></p> <p>It is considered that the development is appropriately designed to minimize noise transfer between apartment owners.</p> <p>In relation to noise from surrounding land uses, a condition is imposed on consent to require a detailed Acoustic Assessment Report prior to the issue of a Construction Certificate which identifies design measures to appropriately reduce noise levels within apartments to acceptable levels.</p>
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		<p>Not applicable.</p> <p>The site is not located in a 'hostile environment', such as close to a rail corridor, busy road, industrial area, substation, sports station, in a flight path or the likes.</p>
Objective 4J-2: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		<p>Not applicable.</p> <p>See comment above under Objective 4J-1.</p>
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		<p>Complies.</p> <p>The proposal includes a total of 32 apartments, comprising 18 x 2 bedroom and 14 x 3 bedroom.</p> <p>The range of apartment types is considered appropriate given the central location of the mixed-use development.</p>
Objective 4K-2:		Complies.

The apartment mix is distributed to suitable locations within the building		The development provides a variety of two and three bedroom residences on levels 1-6. It is considered that the residences are appropriately distributed within the building.
4L Ground Floor Apartments		
Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located		Not applicable. The development does not propose any ground floor apartments.
Objective 4L-2: Design of ground floor apartments delivers amenity and safety for residents		Not applicable.
4M Facades		
Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area		Complies. The applicant has provided the following response: <i>The building has been designed to set the standard as to what constitutes excellent medium-rise design and desired character in the Central Business District.</i> <i>The strength and symmetry of the building is inspired by the same quality evident in the main public buildings of Albury.</i> <i>The podium and the tower are treated differently to clearly define the street wall and cascading landscape from the apartments above.</i> <i>The building is strongly articulated so that individual apartments are readily identified with deep form returns between apartments and resultant chiaroscuro (play of light and shadow).</i> It is considered that the mixed-use development is consistent with the desired character of the Albury CBD and will add to the visual interest and appeal of the locality.
Objective 4M-2: Building functions are expressed by the façade		Complies. The applicant has provided the following response: <i>Well-proportioned curved corner forms reminiscent (and a modern interpretation) of the Art-Deco Style at corners and at between apartments soften the building and these corners also play an important role from within the apartments where they encapsulate the balconies so that the internal sense of spaciousness from within the apartments is enhanced.</i> <i>The building materiality supports the composition of elements. Durable and hard-wearing light earthy brickwork adds to the softness of the main</i>

		<p><i>shapes/forms. Bronze tinted glazing is complimentary to the earthy brickwork and with the Monument powder coated window frames provide a sophisticated and recessive presentation of the glazing systems. Sun control louvre systems are similarly finished. Timber look clad balcony soffits add to the softening and homeliness of the building.</i></p> <p>The development includes an extended awning which will clearly define the main building entrance and direct pedestrian flows.</p>
4N Roof design		
Objective 4N-1: Roof treatments are integrated into the building design and positively respond to the street		<p>Complies.</p> <p>The development incorporates a rooftop communal open space area which will provide high amenity to residents. The COS is partially covered by a roofed structure, which is designed to complement the building and does not significantly contribute to the overall bulk of the development.</p> <p>The rooftop COS includes landscaped areas which will be visible from the surrounding public domain at street level, which assists to soften the appearance of the building.</p> <p>The location of the lift over run and services are appropriately located to minimize visibility from the public domain.</p>
Objective 4N-2: Opportunities to use roof space for residential accommodation and open space are maximised		<p>Complies.</p> <p>As addressed above, the rooftop is developed for the purpose of providing COS for residents. The inclusion of a swimming pool, BBQ and seating area will provide high amenity. Landscaped areas will provide a good buffer to maintain visual and acoustic privacy.</p>
Objective 4N-3: Roof design incorporates sustainability features		<p>Complies.</p> <p>No skylights are proposed for the residences on Level 6; however, the undeveloped area on the rooftop is proposed to be fitted with solar panels which will add to the energy efficiency of the building.</p>
4O Landscape design		
Objective 4O-1: Landscape design is viable and sustainable		<p>Complies.</p> <p>The applicant has provided the following response:</p> <p><i>The area of landscape provided on structure on site is 915m² (soft and hard) = 45% of site area.</i></p> <p>Within the COS, raised vegetable planters are proposed for the use of residents.</p> <p>No deep soil zones are proposed given the 100% total site coverage of the development.</p>

		The landscape plan has been reviewed by Council's Urban Forest Officer who is satisfied the proposed plant selection and landscaped areas are appropriate for the site.
Objective 4O-2: Landscape design contributes to the streetscape and amenity		<p>Complies.</p> <p>Adjacent to the subject land is three mature plane trees, which are sited within Swift Street and form part of a tree corridor. The development proposes to remove one street to facilitate vehicle access into the basement.</p> <p>The proposed tree removal has been reviewed by Council's Streetscapes and Gardens team and approved subject to compensatory planting of two established plane trees, which will be a condition of consent.</p>
4P Planting on structures		
Objective 4P-1: Appropriate soil profiles are provided		<p>Complies.</p> <p>Landscaping is proposed on the ground level, level 1, level 5, and roof top of the development. As the site has 100% site coverage, all landscaped areas will be provided via raised planters.</p> <p>The applicant has confirmed the raised planters will be designed to accommodate a range of plantings, including trees and ground covers.</p>
Objective 4P-2: Plant growth is optimised with appropriate selection and maintenance		<p>Complies.</p> <p>A landscape plan has been submitted which has been reviewed by Council's Urban Forest Officer. The plantings proposed are considered to be appropriate.</p>
Objective 4P-3: Planting on structures contributes to the quality and amenity of communal and public open spaces		<p>Complies.</p> <p>The landscaping comprises a mixture of trees, shrubs and ground covers and will enhance amenity of the communal open space area.</p> <p>The landscaped areas are designed to be visible from the public domain and will soften the appearance of the development from the surrounding viewpoints.</p>
4Q Universal Design		
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members		<p>Complies.</p> <p>The applicant has provided the following response:</p> <p><i>The apartments have been designed with convenient and accessible communal areas and with high levels of solar access. Whilst the apartments are somewhat flexible in their layout, they have been designed to accommodate a range of lifestyle needs and are not intended to be adapted.</i></p> <p><i>Universal design features are included in the apartments design to promote flexible housing for all residents. The Silver level of universal design</i></p>

		<p>features of the 'Liveable Housing Guidelines' focuses on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the apartments. There are seven core liveable housing design elements as follows:</p> <ol style="list-style-type: none"> 1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level - Complies 2. At least one, level (step-free) entrance into the dwelling - Complies 3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces - Complies 4. A toilet on the ground (or entry) level that provides easy access – Complies 5. A bathroom that contains a hobless shower recess – Complies 6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date – Complies 7. Stairways are designed to reduce the likelihood of injury and also enable future adaptation N/A – there are no stairs proposed within any apartment. <p>Accessibility is provided throughout the entire project to the arrival doors of all spaces both retail/commercial and residential. This includes to all shared facilities and within these spaces. The apartments are somewhat adaptable insofar that accessibility compliance within apartments can be provided as requested and upon demand. Overall, the development will achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features.</p> <p>A condition will be imposed on consent to ensure a minimum of 20% of the apartments incorporate the Silver level design requirements under Liveable Housing Guidelines.</p>
Objective 4Q-2: A variety of apartments with adaptable designs are provided		<p>Complies.</p> <p>Council do not have a policy in relation to adaptable housing.</p> <p>The proposed building configuration and design of apartments is considered to be satisfactory.</p>
Objective 4Q-3: Apartment layouts are flexible and accommodate a range of lifestyle needs		<p>Complies.</p> <p>The development will provide good accessibility with a condition requiring an accessible car parking space in both the basement and ground level car parks.</p> <p>The design of each residence could be described as open plan, with larger internal living spaces and</p>

		<p>bedrooms, which may provide the flexibility to be adapted for a range of lifestyle needs.</p> <p>The inclusion of balconies further extends the living space and general amenity of these residences.</p>
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		<p>Not applicable.</p> <p>The proposed development does not seek to adapt an existing building.</p> <p>The existing buildings on the site are proposed to be demolished.</p>
Objective 4R-2: Adapted buildings provide residential amenity while not precluding future adaptive reuse		<p>Not applicable.</p> <p>The proposed development does not seek to adapt an existing building.</p> <p>The existing buildings on the site are proposed to be demolished.</p>
4S Mixed Use		
Objective 4S-1: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		<p>Complies.</p> <p>The development proposes two ground floor commercial tenancies which will activate the streetscape. As the plans do not identify an internal fit out of the commercial spaces, a condition will be imposed on consent to restrict the use of these tenancies to 'shops' as defined under Albury LEP 2010.</p> <p>The subject land is located within Albury's commercial centre and the inclusion of commercial floor area within this development will increase pedestrian activity and add to the vitality of the area.</p>
Objective 4S-2: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		<p>Complies.</p> <p>The ground level entrance to the building (for residents) and the commercial tenancies is clearly defined.</p> <p>The development has been designed to ensure access to the commercial tenancies is separate to the residential function of the building.</p> <p>The separation of these uses will ensure resident safety.</p> <p>Basement level car parking will be provided via fob access to residents only.</p>
4T Awnings and Signage		
Objective 4T-1: Awnings are well located and complement and integrate with the building design		<p>Complies.</p> <p>The development extends to the boundary and proposes a partially enclosed colonnade along the street frontages of the site, which will provide weather protection to customers of the commercial tenancies and residents of the building.</p>

		In addition, an extended awning is proposed above the main entrance of the building in a different material to articulate the entrance of the residential apartments.
Objective 4T-2: Signage responds to the context and desired streetscape character		Not applicable. No signage is proposed as part of this application.
4U Energy efficiency		
Objective 4U-1: Development incorporates passive environmental design		Complies. The applicant has provided the following response: <i>The building is orientated and shaped to maximise exposure and solar access from the North with exposure to the East and West controlled with balcony and controllable louvres. This with careful planning of the apartments achieves excellent summer sun screening and passive winter heating when the sun is lower and where heat gains are stored in the reinforced concrete frame of the building including the masonry and structural walls that also serve as dividing acoustic walls between apartments.</i> <i>Balconies are also positioned, shaped, and varied to allow flexibility of use and to achieve sun or shade and part shelter from cold winds or exposure to cooling breezes. Sliding door and window openings shall be positioned to encourage natural cross ventilation in accordance with the requirements of the ADG. These openings shall be manually operated so that residents can control their own environment.</i> It is considered that the development incorporates appropriate passive environmental design.
Objective 4U-2: Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Complies. See comments above under Objective RU-1. The development is BASIX compliant.
Objective 4U-3: Adequate natural ventilation minimises the need for mechanical ventilation		Complies. See comments above under Objective RU-1. The development is BASIX compliant.
4V Water management and conservation		
Objective 4V-1: Potable water use is minimised		Complies. The applicant has provided the following response:

		<p><i>Rainwater from some of the developments impermeable surfaces will be directed to a 20kL rainwater tank to be located within the basement. Solar powered pumps will be used to charge the lines and pump the water for reuse within common areas of the site, primarily for uses such as landscape watering.</i></p> <p><i>The Building Sustainability Index (BASIX) ensures that all new dwellings are designed to minimise potable water use and reduce greenhouse gas emissions and are incorporated into the developments design. BASIX Certificates for each apartment has been obtained and submitted with the application. The project score for water use efficiencies exceeds the minimum requirements. This is partly achieved through the of water efficient fittings, and through rainwater capture, retention, and re-use within the site.</i></p> <p>A condition will be imposed on consent to ensure each residence and commercial tenancies are individually metered for water usage.</p>
Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters		<p>Complies.</p> <p>Council's Development Engineer has reviewed the submitted preliminary stormwater drainage design and raised no objections. Conditions will be recommended on consent in relation to stormwater management.</p>
Objective 4V-3: Flood management systems are integrated into site design		<p>Complies.</p> <p>A 20kL rainwater tank is located within the basement, which will assist with stormwater flows.</p> <p>The subject land is not flood affected.</p>
4W Waste Management		
Objective 4W-1: Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		<p>Complies.</p> <p>A rubbish disposal area is located internally within the building on the ground floor, away from the public domain and residences.</p> <p>The submitted waste management plan has been reviewed by Council's Environmental Health Officer and Resource Recovery Team Leader who have approved the plan, subject to conditions.</p>
Objective 4W-2: Domestic waste is minimised by providing safe and convenient source separation and recycling		<p>Complies.</p> <p>There is sufficient area within the kitchen areas of each residence to accommodate the storage of waste.</p> <p>A condition will be imposed on consent to ensure the three bin (general rubbish, recycling, and organics) waste management system is implemented on site.</p>

4X Building maintenance		
Objective 4X-1: Building design detail provides protection from weathering		<p>Complies.</p> <p>The applicant has provided the following response:</p> <p><i>Materials have been carefully selected to maximise resistance to weathering.</i></p> <p><i>The façade is detailed to prevent staining and protect walls below; in-situ planter boxes are designed to sit above paving levels for drainage and to minimize maintenance of waterproof membranes; overhanging slabs/ceilings will be detailed with drip lines to avoid staining.</i></p>
Objective 4X-2: Systems and access enable ease of maintenance		<p>Complies.</p> <p>The design of the development will generally facilitate maintenance of the building directly via individual apartments or internal lobbies.</p> <p>Plant rooms and other service rooms have been included on the submitted plans.</p>
Objective 4X-3: Material selection reduces ongoing maintenance costs		<p>Complies.</p> <p>It is considered that the development incorporates suitable materials to maximise resistance to weathering which will reduce the ongoing maintenance cost of the building.</p> <p>A condition will be imposed on consent to ensure any graffiti is swiftly removed.</p>