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| **Objective** | **Assessment** | **Achieved?** |
| **3A-1 Site Analysis**Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context. | A site analysis plan has been submitted acknowledging the constraints of the site and its orientation to inform building layout and design. However, the site analysis plan fails to include the approved built form to the east (35 Ingleburn Road) subject to DA/2017/709/1 to complete the site analysis of the site. | No |
| **3B-1 Orientation**Building types and layouts respond to the streetscape and site whilst optimising solar access within the development. | The southern elevation of Building C does not define or activate the future local road. Building C must have a street address and a building entry from the southern local road. The southern elevation of Unit B101 is visually poor and does not define and address the corner. | No |
| **3B-2 Orientation**Overshadowing of neighbouring properties is minimised during mid-winter. | The submitted shadow diagrams indicate that the approved residential flat building development to the east (35 Ingleburn Road) subject to DA/2017/709/1 will be overshadowed in the afternoon. The application fails to indicate the extent of overshadowing on the eastern adjoining lot to demonstrate the number of units that will be overshadowed by the development. | No |
| **3C-1 Public Domain Interface**Transition between private and public domain is achieved without compromising safety and security. | Good design provides for all ground floor units are to be provided with direct street access from courtyards. The current design is prohibitive and does not allow ground floor units to be provided with direct street access. The extent of front fencing, including height, has not been shown upon the architectural plans. | No |
| **3C-2 Public Domain Interface**Amenity of the public domain is retained and enhanced. | The front setback and secondary setback areas are punctuated with several stairwells and pedestrian ramps, which are visually poor.  | No |
| **3D-1 Communal and Public Open Space**An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. | As this site is a greenfield site, without significant site constraints, there appears no justification for a residential flat building development not providing the minimum area equal to 25% of the site area at the ground level. A roof top communal open space area can be considered as a secondary space in addition to the 25% communal open space area being achieved at ground level. At present the subject development fails to provide an area of communal open space equating to 25% at ground level. In addition, to be considered as contributing as an area of communal open space, areas must achieve a minimum dimension of 3m. There are several areas nominated as communal open space in the communal open space calculation plan that fail to achieve the minimum 3m dimension. | No |
| **3D-1 Communal and Public Open Space - Design Criteria**Communal open space has a minimum area equal to 25% of the site area.Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of two hours between 9am and 3pm on 21 June (mid-winter). | Site Area – 7,838m2Minimum requirement – 1,959.5m2Proposed area – 1,982.673m2 (25.2%) (This includes an area of 413.2m2 as communal roof top atop building D)Both ground floor communal open space areas fail to receive the minimum requirements of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm.COS - Between A – B – No area receives direct sunlight to more than 50% of the principal usable part.COS – Between C – D – One hour (between 10am to 11am) and potentially at a maximum one hour and a half (between 9.30am to 11) of direct sunlight to the principal usable part. | No |
| **3D-2 Communal and Public Open Space**Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting. | A minimal amount of deep soil is co-located with the communal open space preventing opportunity for tall landscaping and shading opportunities. In addition, the southern end of the communal open space area between buildings B and C is framed by the open basement ramp, which is visually poor and results in poor visual and acoustic amenity to the occupants of the communal open space area. There does not appear to be much diversity within the development for larger grassed areas for recreation activities or common rooms for enclosed social encounters between residents. | No |
| **3D-3 Communal and Public Open Space**Communal open space is designed to maximise safety. | Communal open space areas are defined and legible and are overlooked by upper apartments reinforcing safety through casual surveillance. | Yes |
| **3E-1 Deep Soil Zones**Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality. | The proposed deep soil zones are not linked together or capable of being linked with adjoining sites to create larger areas of deep soil to allow tall landscaping to be provided on site and within communal open space areas. The deep soil zones are unsatisfactory and should be amended to create ‘fingers’ of deep soil that extend into the communal open space areas of the site and that are contiguous with the deep soil areas outside of the site. Individual and segregated pockets of deep soil are not sustainable and are unlikely to be kept during construction and / or being capable of supporting large trees. In addition, basement setbacks to property boundaries are not specified upon the architectural plans. | No |
| **3E-1 Deep Soil Zones - Design Criteria**Deep soil zones are to meet the following minimum requirements:Site area <650m²7% of site area.Site area 650m²-1,500m²Minimum dimensions of 3m and 7% of site area.Site area >1,500m²Minimum dimensions of 6m and 7% of site area.Site area >1,500m² with significant existing tree coverMinimum dimensions of 6m and 7% of site area. | Site Area – 7,838m2Minimum Requirement – 548.66m2Minimum dimensions – 6mProposed Area – 712.98m2 / 9%Minimum dimensions – 6m  | Yes |
| **3F-1 Visual Privacy**Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. | The development fails to achieve the minimum building separation between buildings on site (Between buildings A and C – 3m; between buildings C and D – 5.58/5.59m and to the eastern property boundary). As the site is a greenfield site, without significant site constraint, it is expected that building separation distances in accordance with the Apartment Design Guide and Camden Growth Centre Precincts Development Control Plan are achieved. Blank walls in lieu of providing adequate building separation within proximity to the public domain of Ingleburn Road are visually poor and are not supported. In the absence of complying building separation distances between buildings, the development is considered to be overly bulky when presented to Ingleburn Road.  | No |
| **3F-1 Visual Privacy - Design Criteria**Separation distance between windows and balconies is provided to ensure visual privacy is achieved. Minimum requires separation distance from buildings to the side and rear boundaries are as follows:Building up to 12m (4 storeys)6m between habitable rooms and balconies, 3m between non-habitable rooms.Building up to 25m (5-8 storeys)9m between habitable rooms and balconies, 4.5m between non-habitable rooms.Building over 25m (9+ storeys)12m between habitable rooms and balconies, 6m between non-habitable rooms.Separation distances between buildings on the same site should combine required building separations depending on the type of room.Gallery access circulation should be treated as habitable space when measuring privacy separation distance between neighbouring properties. | Between Building A – CGround – 3mLevel 2 – 3mLevel 3 – 3mLevel 4 – 4mBetween Building B – CGround – 13.133mLevel 2 – 13.467mLevel 3 – 13.4mLevel 4 – 13.577mBetween Building C – DGround – 5.59mLevel 2 – 5.58mLevel 3 – 5.59mLevel 4 – 5.59mBetween Building C – EGround – 15.04mLevel 2 – 14.967mLevel 3 – 15.17mLevel 4 – 15.17mAdjoining development to the east 3m. Four storeys requires a minimum separation distance of 6m. | No |
| **3F-2 Visual Privacy**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. | Several adjoining balconies to each other will require to be either reduced in area and or recessed into the building façade to eliminate visual privacy issues from side viewing. i.e. A201 to A204, E203 to E203 and C204 to C205 etc and repeated on above levels. | No |
| **3G-1 Pedestrian Access and Entries**Building entries and pedestrian access connects to and addresses the public domain. | A southern building entry point is required to be provided to Building C to create a street address from the future local road. The building entry points are lost in the facades of the building. The use of alternative colours and materials, including architectural features (awnings) should be used to distinguish all building entry points from the facades of the development. The development is reliant upon numerous steps and stairwells and ramps, which are considered excessive and questions whether design levels have been appropriately set.  | No |
| **3G-2 Pedestrian Access and Entries**Access, entries and pathways are accessible and easy to identify. | Multiple building entrances are provided, with the exception to building C, which does not have a street address. Colours and architectural features could be better used to distinguish building entries from the facades of the development. | No |
| **3H-1 Vehicle Access**Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes. | The long-exposed basement ramp is visually poor, dominating the southern elevation and is not integrated into the building design. An open basement ramp is not supported and should be integrated into the building design by directly entering the basement underneath a building. The open basement ramp is visually poor to residents, resulting in poor amenity impacts in respect to visual and acoustics. The proposed basement design also displaces areas of the site capable of supporting ground floor communal open space and deep soil. | No |
| **3J-1 Bicycle and Car Parking**Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. | A singular level of basement parking is proposed, which provides for occupant and visitor parking. Two separate bicycle storage areas are provided.  | Yes |
| **3J-1 Bicycle and Car Parking - Design Criteria**For development in the following locations:* on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area, or
* on land zoned, and sites within 400m 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 need for a development must be provided off-street. | The development site is greater than 800 metres from Leppington Railway Station. Car parking on site has been provided in accordance with Camden Growth Centre Precincts Development Control Plan. | NA |
| **3J-2 Bicycle and Car Parking**Parking and facilities are provided for other modes of transport. | Two separate bicycle storage areas are provided within the basement level. | Yes |
| **3J-3 Bicycle and Car Parking**Car park design and access is safe and secure. | All car parking is provided within the basement level, located behind roller shutters with controlled access points to gain entry. | Yes |
| **3J-4 Bicycle and Car Parking**Visual and environmental impacts of underground car parking are minimised. | All parking is proposed within the basement level, mitigating visual impacts of large hardstand areas. | Yes |
| **4A-1 Solar and Daylight Access**To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. | The development is reliant upon the use of skylights and clerestory windows for solar access.  | No |
| **4A-1 Solar and Daylight Access - Design Criteria**Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter. | The development has failed to demonstrate that a primary window on the building façade can provide a minimum of 2 hours of direct sunlight between 9am – 3pm mid winter. View from the sun diagrams have not been submitted to verify solar access claims made by the applicant, noting the use of secondary light sources to meet the design criteria. | Insufficient information submitted to demonstrate that design criteria has been met. |
| **4A-3 Solar and Daylight Access**Design incorporates shading and glare control, particularly for warmer months. | Balconies are the only forms of architecture able to shade lower levels. Awnings and other means of shade and glare control have not been provided.  | No |
| **4B-1 Natural Ventilation**All habitable rooms are naturally ventilated. | The acoustic report has failed to include predicted noise levels based on the ten year forecast traffic for Ingleburn Road as required by the Camden Growth Centre Precincts DCP and Councils Environmental Noise Policy to determine whether acoustic attenuation measures, including mechanical ventilation would be required to apartments. It is anticipated that once an updated acoustic assessment (which includes assessment of the noise impacts from the 10 year traffic forecast) is provided attenuation measures will be required to achieve the internal and external amenity criteria contained in Council’s Environmental Noise Policy. This will likely require wintergardens to external private open space areas and mechanical ventilation to internal areas.  | No |
| **4B-2 Natural Ventilation**The layout and design of single aspect apartments maximises natural ventilation. | Several single aspect units (upon level 4) are largely reliant upon the use of clerestory windows and skylights for natural ventilation.  | No |
| **4B-3 Natural Ventilation**The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents. | The design of the development does not maximise the number of apartments with natural cross ventilation with the design providing significant numbers of single aspect units.  | No |
| **4B-3 Natural Ventilation - Design Criteria**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 naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. | In the absence of accurate acoustic assessment of the predicted noise levels based on the ten year forecast traffic for Ingleburn Road as required by the Camden Growth Centre Precincts DCP and Council’s Environmental Noise Policy, it cannot be verified whether the proposal requires acoustic attenuation measures, including winter gardens and mechanical ventilation to attenuate apartments from acoustic noise.<10m to C101, C201, C301, C401, C103, C203, C303 and C403 | Insufficient information submitted to demonstrate that design criteria has been met. |
| **4C-1 Ceiling Heights**Ceiling height achieves sufficient natural ventilation and daylight access. | The section plans do not specify slab thickness to determine internal ceiling heights and whether a floor to floor height of 3.1m can be achieved.  | No |
| **4C-1 Ceiling Heights - Design Criteria**Measured from finished floor level to finished ceiling level, minimum ceiling heights are:Habitable rooms2.7m.Non-habitable rooms2.4m.Two storey apartments2.7m for main living area floor.2.4m for second floor, where its area does not exceed 50% of the apartment area.Attic spaces1.8m at the edge of room with a 30 degree minimum ceiling slope.If located in mixed use areas3.3m for ground and first floor to promote future flexibility of use. | The section plans do not specify slab thickness to determine internal ceiling heights and whether a floor to floor height of 3.1m can be achieved.  | Insufficient information submitted to demonstrate that design criteria has been met. |
| **4C-2 Ceiling Heights**Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. | The internal ceiling height is unknown. | Insufficient information submitted to demonstrate that design guidance has been achieved. |
| **4D-1 Apartment Size and Layout**The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. | This objective has been achieved through compliance with the applicable design criteria. | Yes |
| **4D-1 Apartment Size and Layout - Design Criteria**Apartments are required to have the following minimum internal areas:Studio35m².One bedroom50m².Two bedroom70m².Three bedroom90m².The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms. | All of the proposed apartments comply with the minimum areas required by the design criteria. All habitable rooms have external walls containing glazing with a total minimum glass area of not less than 10% of the floor area of the room.  | Yes |
| **4D-2 Apartment Size and Layout**Environmental performance of the apartment is maximized. | Due to multiple open plan rooms exceeding the maximum depth requirement of 8m from a window, it is considered that environmental performance will be compromised from additional energy demands for lighting, cooling and heating. | No |
| **4D-2 Apartment Size and Layout - Design Criteria**Habitable room depths are limited to a maximum of 2.5 x the ceiling height.In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. | The proposed habitable room ceiling heights are 2.7m. 2.5m x 2.7m = 6.75m maximum permitted habitable room depth.The proposed habitable rooms (excluding open plan combined living, dining and kitchens) have maximum depths less than 6.75m.83 out of 115 apartments propose open plan combined living, dining and kitchens exceeding a depth of 8m from a window, with depths ranging from 8.3m to 8.73m. | No |
| **4D-3 Apartment Size and Layout**Apartment layouts are designed to accommodate a variety of household activities and needs. | Proposed apartment layouts and undersized room sizes compromise the ability of the development to accommodate basic household activities and needs. | No |
| **4D-3 Apartment Size and Layout - Design Criteria**Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space),Bedrooms have a minimum dimension of 3m (excluding wardrobe space).Living rooms or combined living/dining rooms have a minimum width of:One bedroom apartments3.6m.Two or three bedroom apartments4m.The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. | Four apartments (B104, B204, B304 and B404 – one bedroom each) fail to achieve the minimum area of a bedroom of 9m2. The master bedroom is not nominated upon the architectural plans. 47 out of 115 apartments provide a bedroom that fails to meet the minimum dimension of 3m. (2.95m and 2.99m proposed)All living rooms of 1 bedroom apartments achieve the minimum width of 3.6m.All living rooms of 2 and 3 bedroom apartments achieve the minimum width of 4m.  | NoNoYesYes |
| **4E-1 Private Open Space and Balconies**Apartments provide appropriately sized private open space and balconies to enhance residential amenity. | The application fails to be consistent with this objective, providing a number of units that do not meet the minimum depth and size for open space areas. | No |
| **4E-1 Private Open Space and Balconies - Design Criteria**All apartments are required to have primary balconies as follows:Studio apartments4m².One bedroom apartments8m² with a minimum depth of 2m.Two bedroom apartments10m² with a minimum depth of 2m.Three+ bedroom apartments12m² with a minimum depth of 2.4m.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. | The following listed balconies fail to achieve the minimum depth and / or area requirements:* Unit A103 requires a minimum depth of 3m to the ground floor open space.
* Unit B104 requires a minimum area of 15m2 to the ground floor open space.
* Unit B105 requires a minimum area of 15m2 to the ground floor open space.
* Unit C104 requires a minimum area of 15m2 to the ground floor open space.
* Units E205, E305 and E405 require a minimum area of 12m2 to balcony areas.
* Unit Type O, excluding Unit E101 require a minimum area of 12m2 to balcony areas.
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| **4E-2 Private Open Space and Balconies**Primary private open space and balconies are appropriately located to enhance liveability for residents. | The apartment terraces and balconies will be located adjacent to living areas, therefore extending the apartments’ living spaces. | Yes |
| **4E-3 Private Open Space and Balconies**Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. | The location of private open space and balcony areas is considered rigid, with little variation in balcony setback and placement upon the facades, with long rows of balconies placed atop each other. | No |
| **4E-4 Private Open Space and Balconies**Private open space and balcony design maximizes safety. | The design of the proposed balconies and terraces will achieve a good level of safety. | Yes |
| **4F-1 Common Circulation and Spaces**Common circulation spaces achieve good amenity and properly service the number of apartments. | The application fails to be consistent with this objective, exceeding the maximum number of apartments of a single circulation core and providing disjointed and irregular corridors, which do not discharge directly into communal open space areas.  | No |
| **4F-1 Common Circulation and Spaces - Design Criteria**The maximum number of apartments off a circulation core on a single level is eight.For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. | The development exceeds the maximum number of apartments off a circulation core, seeking up to 11 units (maximum). | No |
| **4F-2 Common Circulation and Spaces**Common circulation spaces promote safety and provide for social interaction between residents. | Entry lobbies are wide and spacious; however, a majority of the lobbies view into walls or doors with no clear visible pathway down corridors or direct pathways to communal open space areas.  | No |
| **4G-1 Common Circulation and Spaces**Adequate, well designed storage is provided in each apartments. | It is unclear from the architectural plans whether sufficient storage areas have been provided for the development. | No |
| **4G-1 Common Circulation and Spaces - Design Criteria**In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:Studio apartments4m³.One bedroom apartments6m³.Two bedroom apartments8m³.Three+ bedroom apartments10m³.At least 50% of the required storage is to be located within the apartment. | The dimensions and areas of proposed storage areas are not stated upon the architectural plans to confirm whether minimum storage requirements are met. | Insufficient information submitted to demonstrate that design criteria has been met. |
| **4G-2 Common Circulation and Spaces**Additional storage is conveniently located, accessible and nominated for individual apartments. | Secure basement storage is provided at the rear of some carparking spaces and throughout the basement level. | Yes |
| **4H-1 Acoustic Privacy**Noise transfer is minimized through the siting of buildings and building layout. | Acoustic assessment has failed to include predicted noise levels based on the ten-year forecast for Ingleburn and Byron Road to inform building orientation, design and internal layout.  | No |
| **4H-2 Acoustic Privacy**Noise impacts are mitigated within apartments through layouts and acoustic treatments. | The proposed layout has assumed that the development is unaffected by road noise, which is inaccurate. Further acoustic mitigation will be required to attenuate road noise impacts upon the development. | No |
| **4J-1 Noise and Pollution**In noisy or hostile environments the impacts of external noise and pollution are minimized through the careful siting and layout of buildings. | Buildings fronting Ingleburn and Byron Road will be subject to road noise. At present, the design of the development has not addressed road noise impacts upon the development.  | No |
| **4J-2 Noise and Pollution**Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. | The development fails to acknowledge acoustic impacts based on a ten-year traffic forecast upon the proposal. At present, no attenuation measures are proposed to external open space areas (balconies). Glazing requirements are specified to achieve internal noise goals; however, these requirements are likely to be insufficient once considered against the ten-year traffic forecast for acoustic assessment. | No |
| **4K-1 Apartment Mix**A range of apartment types and sizes is provided to cater for different household types now and into the future. | The proposed development consists of the following unit mix:4 x 1 bedroom units71 x 2 bedroom units40 x 3 bedroom units | Yes |
| **4K-2 Apartment Mix**The apartment mix is distributed to suitable locations within the building. | Apartment types are mixed throughout the development. | Yes |
| **4L-1 Ground Floor Apartments**Street frontage is maximized where ground floor apartments are located. | The current design is prohibitive and does not allow ground floor units to be provided with direct street access.  | No |
| **4L-2 Ground Floor Apartments**Design of ground floor apartments delivers amenity and safety for residents. | Ground floor units facing Ingleburn Road and Byron Road do not have direct street access. The extent of front fencing, including height has not been specified upon the architectural plans to determine if the fencing is adequate for safety and security.  | No |
| **4M-1 Facades**Building facades provide visual interest along the street while respecting the character of the local area. | The proposed design is considered uniform, repetitious, and monotonous, resulting in a bulky form being presented to the street. There is limited variation in setbacks to balconies and to the façade wall, with windows and balconies rigidly placed atop each other. There is no visible horizontal architectural design feature. The southern elevation facing the future local road is visually poor, with large expanses of blank walls, which offer limited visual interest to the street. In addition, the balance of façade materials is heavily skewed towards painted render, which is not long lasting and is subject to unsightly driplines, flaking and is not supported. A significant portion of façade materials should be composed of long lasting materials such as brick and masonry elements. | No |
| **4M-2 Facades**Building functions are expressed by the façade. | The building entry points are lost in the facades of the building and are not identifiable.  | No |
| **4N-1 Roof Design**Roof treatments are integrated into the building designed and positive respond to the streets. | The proposed flat roof profile does not assist in breaking down the massing of the development.The proposed roof terraces do not propose shade structures or vegetation that can generate shade. With the lack of shade and vegetation and pavement surface retaining and reflecting heat, the proposed roof terraces are considered to be undesirable areas for occupants in warmer months. | No |
| **4N-2 Roof Design**Opportunities to use roof space for residential accommodation and open space are maximized. | A communal open space area atop building D is proposed.  | Yes |
| **4N-3 Roof Design**Roof design incorporates sustainability features. | The development provides for a photovoltaic system with a minimum rated electrical output of 30 peak kW atop building E. | Yes |
| **4O-1 Landscape Design**Landscape design is viable and sustainable. | Council staff have assessed the proposed landscaping design and consider that it is unsuitable for the development, with inadequate small tree species selected. | No |
| **4O-2 Landscape Design**Landscape design contributes to the streetscape and amenity. | A suitable landscape plan has not been submitted with the application. The landscape plan fails to provide a detailed plant schedule, tree planting densities, insufficient species to provide for height, canopy cover and effective shading of facades and communal open space areas. | No |
| **4P-1 Planting on Structures**Appropriate soil profiles are provided. | Detailed sections are not provided demonstrating that planting atop the podium level, including the roof terrace can satisfy the minimum soil standards as per table 5 of the Apartment Design Guide. | No |
| **4P-2 Planting on Structures**Plant growth is optimized with appropriate selection and maintenance. | Suitable species have not been chosen. | No |
| **4P-3 Planting on Structures**Planting on structures contributes to the quality and amenity of communal and public open spaces. | Proposed planting upon the roof terrace will not enable sufficient shading of this space to create a desirable area for recreation and leisure. | No |
| **4Q-1 Universal Design**Universal design features are included in apartment design to promote flexible housing for all community members. | Only 11 of 115 apartments (9.5%) are nominated as incorporating the Livable Housing Guidelines silver level universal design features. The benchmark figure requires 20% of the total apartments. | No |
| **4Q-2 Universal Design**A variety of apartments with adaptable designed are provided. | 12 units (10% of the total number of units) have been designed to be adaptable. | Yes |
| **4Q-3 Universal Design**Apartment layouts are flexible and accommodate a range of lifestyle needs. | The development offers a diverse range of apartment types and areas, however as detailed earlier in this compliance table, several bedrooms fail to meet minimum area requirements, including balconies. As such, undersized unit areas do not fulfil lifestyle needs. | No |
| **4U-1 Energy Efficiency**Development incorporates passive environmental design. | The development has failed to demonstrate that a primary window upon the building façade can provide a minimum of 2 hours of direct sunlight between 9am – 3pm mid winter. View from the sun diagrams have not been submitted to verify solar access claims made by the applicant noting the use of secondary sources of windows to claim being able to meet the design criteria. | Insufficient information submitted to demonstrate that design guidance has been met. |
| **4U-2 Energy Efficiency**Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer. | Passive solar design measures have not been clearly specified for the development.  | No |
| **4U-3 Energy Efficiency**Adequate natural ventilation minimises the need for mechanical ventilation. | Mechanical ventilation is likely to be the predominant source of air intake for several units facing Ingleburn Road and Byron Road, which have not accurately assessed acoustic road impacts.  | No |
| **4V-1 Water Management and Conservation**Potable water use is minimised. | Water efficient devices and rainwater tanks are proposed through BASIX Commitments.  | Yes |
| **4V-2 Water Management and Conservation**Urban stormwater is treated on site before being discharged to receiving waters. | The Civil Engineering report indicates that the development will meet expected water targets required by Camden Growth Centre Precincts Development Control Plan. | Yes |
| **4W-1 Waste Management**Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. | Waste storage areas are proposed within the basement and are hidden from public view. However, for the reasons outlined in the main body of the report it is considered preferrable that waste collection occurs from the street via a designated waste storage room sleeved behind units on the ground floor that is accessible on collection day. | Yes |
| **4W-2 Waste Management**Domestic waste is minimised by providing safe and convenient source separation and recycling. | Separate recycling cupboards and waste chutes are provided within the development to allow the transfer of waste to storage areas within the basement for collection.  | Yes |
| **4X-1 Building Maintenance**Building design detail provides protection from weathering. | There is a heavy reliance on render for external facades. Brick, masonry and other long-lasting materials should be used in lieu of render. In addition, there are no awnings, roof overhangs or other architectural features proposed to protect window openings and walls. | No |
| **4X-2 Building Maintenance**Systems and access enable ease of maintenance. | Access and maintenance systems have not been clearly defined within the architectural plans or SOEE for the development. | No |
| **4X-3 Building Maintenance**Material selection reduces ongoing maintenance costs. | There is a heavy reliance on render in lieu of long-lasting building materials. The use or render is unsuitable and will require continual maintenance over time to clean and repair staining, driplines, flaking and cracking. | No |