|  |  |  |
| --- | --- | --- |
| **State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development** | | |
| **Objective** | **Assessment** | **Achieved** |
| **Part 4 Application of design principles**  *In determining a development application for consent to carry out development to which this Policy applies, a consent authority is to take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration)—*   * *the advice (if any) obtained from the design review panel, and* * *the design quality of the development when evaluated in accordance with the design quality principles, and* * *the Apartment Design Guide.* | The application was referred to the Design Review Panel on 27 November 2023, where a number of design recommendations were made. Amended plans and additional information were submitted with the DA, in response to the recommendations made by the Panel.  In addition to the above, the development has been designed in accordance with the design quality principles and the Apartment Design Guidelines (ADG). The assessment is provided below and in the main assessment report. | Yes |
| **Part 3 Siting the Development** |  |  |
| **3A Site Analysis**  **Objective 3B-1**  *Each element in the Site Analysis Checklist should be addressed (see Appendix 1).* | The DA was accompanied by a site analysis plan, which included all relevant details (as specified in Appendix 1). | Yes |
| *Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1).* | Lot 1 is bounded by Lots 3 and 5 and therefore does not have direct access to the public street. | NA |
| *Where the street frontage is to the east or west, rear buildings should be orientated to the north.* | As noted, the proposed residential flat buildings do not have a frontage to the public street. | NA |
| *Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2).* | As noted, the proposed residential flat buildings do not have a frontage to the public street. | NA |
| **Objective 3B-2**  *Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access.* | Refer to the assessment below. | See below assessment. |
| *Solar access to living rooms, balconies and private open spaces of neighbours should be considered.* | The development is not located in proximity to other residential developments. As such, the adverse impacts on neighbouring properties with regards to solar amenity is expected to be minimal. | Yes |
| *Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.* | As noted above, adverse impacts to neighbouring properties is expected to be minimal. | Yes |
| *If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy.* | As noted above, adverse impacts to neighbouring properties is expected to be minimal. | Yes |
| *Overshadowing should be minimised to the south or downhill by increased upper-level setbacks.* | Increasing the upper floor setbacks of Buildings A, B and D will have no greater benefit to adjoining land uses and/or future residents residing within these units.  The north-eastern orientation of Building C will result in some overshadowing (Approximately 1/3) of the Village Green at 9am, however as the sun moves to the west and rises, only a portion of the north-eastern perimeter of the Village Green is overshadowed, with minimalistic overshadowing at midday. | Yes |
| *It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring.* | The development is not located in proximity to other residential developments (as noted above). | NA |
| *A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.* | The neighbouring golf club building is unlikely to be impacted by overshadowing due to the proposed setback from the boundary line. | Yes |
| ***3C Public Domain Interface.*** |  |  |
| *Terraces, balconies and courtyard apartments should have direct street entry, where appropriate.* | Whilst the development site does not have a frontage to the public street, the following is noted for ground floor apartments:   * **Building A** – Ground level courtyards that provide direct access to communal open space areas. * **Building B** – Ground level courtyards proposed for Units 5 and 6. Due to the level differences, a similar design outcome is not possible for units 1-4. Notwithstanding, balconies are proposed that direct front open space areas. * **Building C** – The level difference does not allow for direct access to the communal areas. * **Building D** – The level difference does not allow for direct access to the communal areas. | Yes |
| *Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1).* | Proposed level differences and provision of landscaping around ground level courtyards clearly distinguish private from public areas, whilst still maximising causal surveillance. | Yes |
| *Upper level balconies and windows should overlook the public domain.* | Whilst the development site does not have a frontage to the public street, all balconies / PPOS areas for upper floor units are orientated where they will directly face allocated public communal areas to maximum passive surveillance. | Yes |
| *Front fences and walls along street frontages should use visually permeable materials and treatments.* | No front fences and/or walls are proposed along the street frontage. | NA |
| *Length of solid walls should be limited along street frontages.* | A solid wall is not proposed to the public street. | NA |
| *Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets.* | The development proposes two communal open space areas within the development site. Specifically, one is proposed on the southern end of Building C and one is proposed on the eastern side of the hotel (western end of Buildings C and D). Key embellishment features sought within these spaces include:   * Fitness nodes. * Large tree canopys to maximum shading areas. * Picnic tables and BBQ areas. * Back seats, bench seats and decking. * Linkage between the recreational path and village green. * Vegetated terraces. Sitting walls integrated with garden beds.   These embellishment features will maximise opportunities for casual interaction with residents and visitors of the site. | Yes |
| *In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions:*   * *architectural detailing* * *changes in materials* * *plant species* * *colours* | The entries are well defined to assist with ease of wayfinding through the development. | Yes |
| *Opportunities for people to be concealed should be minimised.* | Pedestrian pathways are provided around the perimeters of each RFB building to encourage regular pedestrian activity. In addition, PPOS areas are orientated on all frontages to encourage passive surveillance and therefore further activate public spaces. Consequently, opportunities for concealment has been minimised. | Yes |
| **Objective 3C-2**  *Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking.* | Sufficient planting is provided/existing around the perimeter of each RFB building to soften the density of the development from public areas whilst also achieve a design outcome that is consistent with the existing theme of the site. | Yes |
| *Mailboxes should be in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.* | Mailboxes are appropriately located. | Yes |
| *Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.* | A substation is proposed on the southern end of the site (directly opposite to Coach Parking). This area is surrounding by mature landscaping and therefore is unlikely to compromise any significant views on site and/or will be greatly visible from surrounding public areas. All other services including waste storage rooms and pump/plant rooms are proposed within basement levels and therefore are located out of direct view from public spaces. | Yes |
| *Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.* | **Building A** – Direct access via the ground floor.  **Building B** – A combination of stairs and ramps are proposed.  **Building C** – Direct access via the ground floor.  **Building D** – Direct access via the ground floor. | Yes |
| *Durable, graffiti resistant and easily cleanable materials should be used.* | Compliance can be assured by way of a condition of consent. | Yes – Subject to a condition of consent. |
| *Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions:*   * *street access, pedestrian paths and building entries which are clearly defined.* * *paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space.* * *minimal use of blank walls, fences and ground level parking.* | The development includes the following design features:   * Pedestrian pathways around the perimeter of proposed residential flat buildings to encourage regular activity. * Upper floor balconies on all elevations to permit for direct overlooking on all frontages. * Minimal use of blank walls due to proposed articulation and upper floor balconies on all frontages. * Provision of paths and planting within the communal open space area to clearly distinguish public and private open space areas. * Where possible, direct access into the buildings via communal areas. | Yes |
| *On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking.* | Proposed residential flat buildings are located on the eastern wing of Studley Park House and are located on the lower end of Lot 1. Six at grade car parking spaces are proposed along the vehicular entrance towards Studley House. An additional nine spaces are proposed around the village green, directly opposite Building C and D. All of these spaces are associated for the use of the Hotel. These spaces will also be screened with landscaping and therefore is unlikely to compromise the visual significance of the site. Remaining car parking spaces are proposed within split basement levels. | Yes |
| **3D Communal and Public Open Space**  *Communal open space has a minimum area equal to 25% of the site.* | The development proposes a minimum of 15,948m2 of communal open space area which equates to approximately 28.83% of the total site area. | Yes |
| *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.* | All communal open space areas proposed within Lot 1 will achieve a minimum of three hours of solar access at the winter solstice. | Yes |
| *Communal open space should be consolidated into a well-designed, easily identified and usable area.* | The main communal open space area (village green) directly links to the main entrance of all four residential flat buildings through the provision of pedestrian pathways lined with landscaping is proposed. Embellishment within Village Green includes seating and shading areas, BBQ areas, fitness node, community garden, picnic tables and lawn areas. | Yes |
| *Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions.* | Proposed communal open space area associated with the residential flat buildings includes the Village Green, the open space area to the south of Building C, tennis pavilion and the pedestrian paths that run around the perimeter.  The proposed total area of communal open space is sufficient for the subject development. | Yes |
| *Communal open space should be co-located with deep soil areas.* | Sufficient deep soil areas are proposed within the communal spaces. | Yes |
| *Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies.* | Pedestrian pathways are proposed, that connect to allocated communal open space areas. | Yes |
| *Where communal open space cannot be provided at ground level, it should be provided on a podium or roof.* | All communal open space areas are proposed on the ground level. | Yes |
| ***3D Communal and Public Open Space*** |  |  |
| ***Objective 3D-2***  *Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements:*   * *seating for individuals or groups.* * *barbecue areas.* * *play equipment or play areas.* * *swimming pools, gyms, tennis courts or common rooms.* | Communal open space areas will be embellished to encourage residents / visitors to utilise the outdoor areas. These features include:   * Shade tree and nodal tree planting. * Lawn areas. * Sheltered areas. * Fitness notes. * Community gardens. * Picnic table set and BBQ. * Back seats, bench seats and decking areas. * Tennis Courts. * Swimming pool. | Yes |
| *The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts.* | As noted above, all communal open space areas will receive sufficient solar amenity at the winter solstice. | Yes |
| *Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks.* | A substation is proposed at the entrance into the site (via Lodges Road). This is screened with landscaping to minimise the adverse amenity impacts. All other key services within the site are located within the basement level and therefore is unlikely to have significant visual and/or amenity impacts. | Yes |
| ***Objective 3D-3***  *Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include:*   * *bay windows* * *corner windows* * *balconies* | All proposed units include balconies and corner windows that permit for direct overlooking to communal open spaces areas in the immediate vicinity of the residential flat buildings. Windows and balconies are all proposed outside living rooms and bedrooms which are classed as habitable spaces. | Yes |
| *Communal open space should be well lit.* | The communal open space will be well lit. | Yes |
| *Where communal open space/facilities are provided for children and young people, they are safe and contained.* | Pedestrian pathways will be used to create a safe and walkable path within, to and from communal open space areas. Further, low level planting is used to screen these areas to ensure they are safe and contained for all users. | Yes |
| *Opportunities for a range of recreational activities should be provided for people of all ages.* | Proposed communal open space areas have been designed to allow for a range of recreational activities to be carried out for people of all ages. | Yes |
| *Boundaries should be clearly defined between public open space and private areas.* | Boundaries are clearly defined through level differences, fencing and existing/proposed landscaping. | Yes |
| **3E Deep Soil Zones**  *Deep soil zones are to meet the following minimum requirements.*   * *Minimum dimension of 6m and total area of 7%.* | The development provides a minimum deep soil area of 10,731.81m2 which equates to approximately 19.16% of the total site area. All deep soil areas calculated for the purpose of this objective have a minimum dimension of 6m. | Yes |
| *On some sites it may be possible to provide larger deep soil zones, depending on the site area and context.*  *15% of the site as deep soil on sites greater than 1,500m2.* | The development site provides maximum deep soil zones to reflect the existing character of the site. The extent proposed is sufficient for the subject proposal.  As noted above, the development site has a total area greater than 1500m2 and a total deep soil area greater than 15% of the total area. | Yes  Yes |
| *Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:*   * + *basement and sub-basement car park design that is consolidated beneath building footprints.*   + *use of increased front and side setbacks.*   + *adequate clearance around trees to ensure long term health.*   + *co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil.* | As noted in this assessment, of the trees proposed to be removed, one has been identified with high retention value and six have been identified with medium retention value. None of these trees have any ecological and/or heritage value. Subject to sufficient replacement planting, the proposed removal is sufficient and therefore further design amendments are not required. | Yes |
| ***3F Visual Privacy***  ***Objective 3F-1***  *Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:*   * *Up to 12m in height (four storeys), habitable rooms and balconies (6m) and 3m to non-habitable rooms.* | C - D  Ground Floor, Level 1, Level 2 & Level 3 – 8.2m (Western end) – 12.3m (Eastern end). Privacy screens are recommended to be imposed for balconies from Building C to eliminate direct viewing. | Acceptable, subject to conditions of consent. |
| *New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:*   * *site layout and building orientation to minimise privacy impacts (see also section 3B Orientation).* * *On sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4).* | Proposed residential flat buildings are setback a sufficient distance from neighbouring residential allotments, therefore ensuring there are no adverse privacy impacts. In addition, sufficient vegetation is also proposed along the eastern boundary of Lot 1 and the adjoining lot (Lot 5), which further screens the development from adjoining development. | Yes |
| *Direct lines of sight should be avoided for windows and balconies across corners.* | Privacy screens are recommended to be imposed for balconies from Building C to eliminate direct viewing. | Yes |
| **Objective 3F-2**  *Communal open space, common areas and access paths should be separated from private open spaces and windows to apartments, particularly habitable room windows.* | To maximise privacy, the following design solutions are proposed:   * Appropriate setbacks to prevent opportunities for direct sightlines, noting that the buildings sit approximately 1m lower than Village Green. * Garden beds on podiums (outside the allocated courtyard areas) to differentiate public and private areas. * Ensuring that key access paths do not directly align with entrances into private courtyard areas. These paths will directly align with the main entrance of the building only. | Yes |
| *Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment’s service areas.* | Proposed circulation areas within the buildings do not directly align with habitable spaces (within units). Maximum privacy will be maintained for future residents. | Yes |
| *Balconies and private terraces should be located in front of living rooms to increase internal privacy.* | All units propose balconies that directly adjoin a living room. | Yes |
| *Windows should be offset from the windows of adjacent buildings.* | No windows are proposed that will directly align with other windows and/or balconies and terraces. In addition, appropriate privacy measures including setbacks to adjoining buildings have been incorporated into the design of the development to maximise privacy for future residents. | Yes |
| *Recessed balconies and/or vertical fins should be used between adjacent balconies.* | Appropriate setbacks and privacy measures have been incorporated into the development, to prevent opportunities for direct overlooking into adjoining PPOS areas. | Yes |
| **3G Pedestrian Access and Entries**  **Objective 3G-1**  *Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge.* | A minimum of two building entrances are proposed within each of the residential flat buildings. In addition, courtyards are proposed on the ground level to encourage greater activation to surrounding private roads, pedestrian paths and communal open space areas. | Yes |
| *Entry locations relate to the street and subdivision pattern and the existing pedestrian network.* | Building entrances generally align with the proposed pedestrian paths, which directly connect to surrounding communal open space areas. | Yes |
| *Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries.* | Building entries are well defined and identifiable. | Yes |
| **Objective 3G-2**  *Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.* | Proposed lift, lobby and stairs on the ground floor generally align with the main building entry and therefore is clearly visible via public areas within the development site. | Yes |
| *The design of ground floors and underground car parks minimise level changes along pathways and entries.* | Proposed level differences on the ground floor are sufficient given the topography and existing site features. | Yes |
| *Steps and ramps should be integrated into the overall building and landscape design.* | A combination of stairs and ramps are provided to Building B, which is stepped into the landscape due to level changes. | Yes |
| *For large developments ‘way finding’ maps should be provided to assist visitors and residents (see figure 4T.3).* | Way finding maps for the development can be provided for future residents and visitors. | Yes |
| *For large developments electronic access and audio/video intercom should be provided to manage access.* | Allowance in the design has been made to accommodate audio/video intercom at building entry points. | Yes |
| *Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport.* | Proposed pedestrian paths directly connect to key communal areas including village green, the tennis pavilion and communal areas associated/within the hotel development. Pedestrian pathways are also proposed along the vehicular entrance into the site (via Lodges Road), which directly connects to the public pedestrian paths and existing bus stops along the Lodges Road frontage. | Yes |
| *Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.* | Proposed pedestrian links directly align with key areas (within the site), that are directly visible via private open space areas associated with the residential flat buildings. | Yes |
| **3H Vehicle Access**  *Car park access should be integrated with the building’s overall facade.* | Proposed basement levels are integrated into the buildings and therefore will not dominate the façades of residential flat buildings. | Yes |
| *Car park entries should be located behind the building line.* | All basement levels are proposed at the building line as a minimum. As noted, basement levels are not greatly visible via public areas and therefore is unlikely to compromise the amenity of the wider site. | Yes |
| *Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout.* | Vehicular entrances are proposed at the lower ends of Building B, C and D. The vehicular entrance for Building A is located on the higher side, however, will result in the best outcome with regards to accessibility and minimal impacts to surrounding endangered species and protecting significant view lines identified with heritage significance. | Yes |
| *Car park entry and access should be located on secondary streets or lanes where available.* | Access into the development site is via a new access driveway connecting with the roundabout of Lodges Road. | NA |
| *Access point locations should avoid headlight glare to habitable rooms.* | Access points are appropriately located. | Yes |
| *The width and number of vehicle access points should be limited to the minimum.* | Proposed width and access points into the buildings are sufficient to maximise accessibility and allow for two directional movements. | Yes |
| *The need for large vehicles to enter or turn around within the site should be avoided.* | The largest vehicle anticipated to enter the site is a waste truck where the collection point is near Studley Park House and the Dining Hall building. Access to other areas of the site is not proposed as a tug and trailer will be used to transport bins within the site. A turning area has been provided for a fire truck on the rare occasion they are required. | Yes |
| *Garbage collection, loading and servicing areas are screened.* | The temporary waste holding area adjacent to Studley Park House is subject to general terms of approval issue by the Heritage Council of NSW. Design amendments to improve the visual appearance of the temporary waste holding area will be required. | Yes |
| *Traffic calming devices such as changes in paving material or textures should be used where appropriate.* | A low-speed environment will be created with the road surrounding the village green being a shared road with a proposed speed limit of 10km/hr. In addition, the materiality of the road is subject to general terms of approval, requiring revision to have more sensitivity to the heritage values of the wider landscape. | Yes |
| *Pedestrian and vehicle access should be separated and distinguishable.* | Landscaping and changes in materials are proposed to clearly distinguish pedestrian and vehicular paths. | Yes |
| **3J Bicycle and Car Parking**  **Objective 3J -2**  *Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.* | The residential flat buildings comply with the carparking requirements of Camden DCP 2019. | Yes |
| *Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas.* | Sufficient bicycle parking is provided within all basement levels. | Yes |
| *Conveniently located charging stations are provided for electric vehicles, where desirable.* | A condition of consent is recommended to be imposed requiring that 29 spaces (10% of all residential carspaces) to be provided with / capable for EV charging. | Yes |
| ***Objective 3J-3***  *Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces.* | All services are accessible without crossing another car parking space. No car washing bays are proposed within the development site. | Yes |
| *Direct, clearly visible and well-lit access should be provided into common circulation areas.* | All buildings provide direct and visible pathways that lead to common areas and outdoor communal open space areas. | Yes |
| ***Objective 3J-4.***  *Excavation should be minimised through efficient car park layouts and ramp design.* | Where appropriate, split-level designs are proposed for the basement level to minimise the extent of excavation. Proposed car parking layouts are generally compliant with the relevant Australian Standards and Council’s Engineering Design Specifications. | Yes |
| *Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles.* | The proposed car parking layout is sufficient in that will allow for safe two directional movements. | Yes |
| *Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites.* | As noted, where appropriate, split level basement level car parking is proposed. | Yes |
| *Natural ventilation should be provided to basement and sub-basement car parking areas.* | Natural ventilation provided. | Yes |
| **Objective 3J-5**  *On-grade car parking should be avoided.* | Nine car parking spaces are provided at-grade on the northern edge of the village green for guests / patrons of the hotel. To ensure these spaces are not occupied by residents of the units, appropriate road signage is required. This matter is addressed subject to conditions of consent. | Yes |
| *Where on-grade car parking is unavoidable, alternative design solutions should be considered.* | The proposed car parking spaces are:   * Located a sufficient distance from the street frontage. * Located a sufficient distance from the heritage item and therefore is unlikely to compromise the significance of the site. * Proposed car parking spaces directly align with the main entrance into the hotel and/or residential flat buildings. * Sufficient stormwater measures are proposed within the site to ensure the proposed car parking spaces does not compromise stormwater run-off within the site. | Yes |
| **Part 4 Designing the Building**  **4A Solar and Daylight Access**  ***Objective 4A-1***  *Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.* | Building A – 30 / 34 – 88%  Building B – 28 / 28 – 100%  Building C – 38/47 – 80%  Building D – 35 / 39 – 89%  **Overall** – 131 / 148 – 88% | Yes |
|  |  |  |
| *A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.* | Building C – 9/47 – 19.1%  Building D – 6/39 – 15.3%  **Overall** – 15/148 – 10% | Yes |
| **4B Natural Ventilation**  *The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms.* | Most units within the development site have more than one aspect of direct exposure to prevailing winds, directly outside habitable areas. This maximises natural ventilation within habitable rooms. | Yes |
| *Depths of habitable rooms support natural ventilation.* | Most units within the development site have more than one aspect of direct exposure to prevailing winds. This is generally through the provision of balconies and windows outside habitable rooms.  For units that do not have more than one aspect of direct exposure to prevailing winds (i.e no more than one large courtyard and/or window opening), larger courtyards / outdoor PPOS areas are sought to maximise the extent of natural ventilation and sunlight within habitable rooms. | Yes |
| *Doors and openable windows maximise natural ventilation opportunities by using the following design solutions:*   * *adjustable windows with large effective openable areas.* * *a variety of window types that provide safety and flexibility such as awnings and louvres.* * *windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors.* | As noted in this assessment report, most units propose:   * Large courtyards that extend to the entire width of a bedroom and living room and/or a minimum of one window outside a habitable room that allows for maximum sunlight and natural ventilation. * Where possible, the units are designed as cross through apartments. * Windows that range in size and are openable. | Yes |
| ***Objective 4B-2***  *Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3).* | A minimum depth of 7.6m is proposed for each unit, therefore maximising the extent of ventilation through all the units. | Yes |
| *Natural ventilation to single aspect apartments is achieved with the specified design solutions.* | For dwellings that seek single aspect apartments, larger courtyards that extend beyond the width of one room and the minimum requirements specified in the ADG are proposed. These units generally achieve the minimum required natural ventilation requirements. | Yes |
| **Objective 4B-3**  *At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.* | Building A – 24/34 – 70.5%  Building B – 22/28 – 78.5%  Building C – 31/47 – 65.9%  Building D – 31/39 – 79.4%  **Overall** – 108/248 – 72.8% | Yes |
| *Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.* | A maximum depth of 17.8m is proposed. | Yes |
| *The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths.* | The development site includes a number of apartment design types. | Yes |
| **4C Ceiling Heights**  *Measured from finished floor level to finished ceiling level, minimum ceiling heights are:*  A table with text and images  Description automatically generated with medium confidence | The buildings are for residential purposes only.  Building A: A minimum floor to ceiling height of 3.1m is proposed for habitable rooms and the basement levels.  Building B: A minimum floor to ceiling height of 3.1m is proposed for habitable rooms and 2.7m for the basement levels.  Building C: A minimum floor to ceiling height of 3.1m is proposed for habitable rooms and the basement levels.  Building D: A minimum floor to ceiling height of 3.1m is proposed for habitable rooms and the basement levels. | Yes |
| *Ceiling height can accommodate use of ceiling fans for cooling and heat distribution.* | Proposed heights are able to accommodate fans for cooling and heat distribution. |  |
| **4D Apartment Size and Layout**  *Apartments are required to have the following minimum internal areas:*  *A table with numbers and text  Description automatically generated* | All apartments propose a minimum internal width greater than the specified requirements in the ADG. | Yes |
| *A window should be visible from any point in a habitable room.* | No blank (external) walls outside habitable rooms are proposed. | Yes |
| *Habitable room depths are limited to a maximum of 2.5 x the ceiling height.* | With a floor to ceiling height of 3.1m for habitable spaces, a maximum depth of 7.75m is permitted. The development proposes a maximum depth of 7.6m. | Yes |
| *In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.* | A maximum depth of 7.8m is proposed for open living areas. | Yes |
| *All living areas and bedrooms should be located on the external face of the building.* | Where possible, habitable rooms are located on the external face of the building. | Yes |
| ***Objective 4D-3*** |  |  |
| *Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).* | All rooms achieve the minimum requirements as specified by this control. | Yes |
| *Bedrooms have a minimum dimension of 3m (excluding wardrobe space).* | All rooms have a minimum dimension of 3m. | Yes |
| *Living rooms or combined living/dining rooms have a minimum width of:*   * *3.6m for 1-bedroom apartments.* * *4m for 2- and 3-bedroom apartments.* | All rooms achieve the minimum width requirements. | Yes |
| *The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.* | A minimum width of 4.1m is proposed. | Yes |
| *Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas.* | All access points are separate from the main living area to minimise direct openings between living and service areas. | Yes |
| *All bedrooms allow a minimum length of 1.5m for robes.* | The revised plans indicate that all walk in robes will be able to achieve compliance with the minimum requirements. | Yes |
| *The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high.* | The revised plans indicate that all walk in robes will be able to achieve compliance with the minimum requirements. | Yes |
| *Apartment layouts allow flexibility over time.* | Where possible, open living areas that are generally rectangular in shape are proposed. These areas are able to maintain a range of activities and/or furniture layouts, creating an extensive level of useable area. | Yes |
| **4E Private Open Space and Balconies**  *All apartments are required to have primary balconies as follows.*  A table with text and numbers  Description automatically generated | All balconies meet the minimum requirements as specified in this control. | Yes |
| *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.* | Where possible, ground floor courtyards/terraces are proposed, as opposed to balconies.  BG-06 courtyard – 13.3m2.  DG-11 – 10.2m2.  DG-09 – 10.2m2.  CG – 12 – 10.2m2.  Whilst some units do not meet the minimum requirements, extensive communal open space is proposed within Lot 1 to accommodate the shortfall. | Yes |
| *Increased communal open space should be provided where the number or size of balconies are reduced.* | As noted above, four units do not meet the minimum requirements however the shortfall is justified due to the extent of communal open space proposed within Lot 1. | Yes |
| *Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space.* | All PPOS areas are located directly outside the living and dining room (as a minimum). | Yes |
| *Private open spaces and balconies predominantly face north, east or west.* | **Building A –** West and/or east facing only.  **Building B –** North facing. Additional balconies are also proposed on the southern facade.  **Building C and D –** Northeast, east and western elevations. | Yes |
| *Solid, partially solid or transparent fences and balustrades are selected to respond to the location.* | No fencing is proposed around the boundaries of the residential flat buildings. | NA |
| *Operable screens, shutters, hoods and pergolas are used to control sunlight and wind.* | Not proposed. | Yes |
| *Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design.* | Air conditioning units are integrated into the roof of the subject development. | Yes |
| *Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design.* | Air conditioning units proposed within PPOS areas are integrated into the building design and therefore is unlikely to dominate the building frontage. | Yes |
| ***Objective 4E-4***  *Changes in ground levels or landscaping are minimised.* | The site has a significant level difference and therefore cut, and fill works are required to create a sufficient building pad for the subject development. Further, where applicable, split level / stepped designs are proposed to accommodate the change in topography. | Yes |
| *Design and detailing of balconies avoids opportunities for climbing and falls.* | The development is compliant. | Yes |
| **4F Common Circulation and Spaces**  **Objective 4F-1**  *The maximum number of apartments off a circulation core on a single level is eight.* | The maximum number of units off a circulation core is six. | Yes |
| *Daylight and natural ventilation should be provided to all common circulation spaces that are above ground.* | To address this matter, the common circulation areas have the following design features:   * Void areas. * Door openings (on the ground floor). | Yes |
| *Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors.* | Large windows and void areas are proposed in the common circulation areas and at the end of each corridor. | Yes |
| *Longer corridors greater than 12m in length from the lift core should be articulated.* | Articulation has been provided where corridors extend beyond 12m in length. | Yes |
| *Achieving the design criteria for the number of apartments off a circulation core may not be possible.* | As noted in this assessment, compliance has been achieved within all buildings and levels. | Yes |
| *Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed.* | No doors and/or windows are proposed that open directly to common spaces and/or circulation areas. | Yes |
| **Objective 4F – 2**  *Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines.* | Sufficient and direct access to lifts and the stairs has been provided to minimise the extent of travel between these spaces. Consequently, the overall corridor length is minimised within all levels. | Yes |
| *Tight corners and spaces are avoided.* | Compliance has been achieved. | Yes |
| *Circulation spaces should be well lit at night.* | Through the provision of large voids, windows as well as additional lighting, circulation spaces will be well lit at night. | Yes |
| *Legible signage should be provided for apartment numbers, common areas and general wayfinding.* | Apartment numbering and wayfinding will be provided for the development. | Yes |
| *In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space.* | These spaces will form part of the hotel development. | Yes |
| **4G Storage**  **Objective 4G-1**  *In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:*  A table with text and numbers  Description automatically generated  *At least 50% of the required storage is to be located within the apartment.* | Storage cages are proposed within the basement levels, behind each car parking space, which have all been allocated to a unit. Additional storage has been provided within all of the proposed units, to ensure compliance with the minimum requirements will be achieved. The total measurements of storage spaces are demonstrated on the amended plans.  At least 50% of required storage is provided within all apartments. | Yes  Yes |
| *Storage is accessible from either circulation or living areas.* | All storage is directly accessible via the living and dining room within all proposed units. | Yes |
| *Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street.* | None proposed. | NA |
| ***Objective 4G-2***  *Storage not located in apartments is secure and clearly allocated to specific apartments.* | As noted, storage cages are proposed behind carparking spaces that are secure. The storage cages are ancillary to the car parking spaces which are allocated to a specific unit. | Yes |
| *Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible.* | All storage areas within basement levels are located behind car parking spaces and do not obstruct any other structures. | Yes |
| **4H Acoustic Privacy**  **Objective 4H -1**  *Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy).* | Sufficient building separate is proposed within the development site to mitigate the adverse impacts of noise, whilst still minimising the extent of tree removal within the development site. | Yes |
| *Window and door openings are generally orientated away from noise sources.* | Proposed doors and windows are generally located where they are not orientated towards noise sources including communal open space areas. | Yes |
| *Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas.* | Common / circulation areas within proposed residential flat buildings are located directly above each other on all levels. | Yes |
| *Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms.* | All noise sources within the development site are appropriately located away from private habitable spaces. | Yes |
| **4J Noise and Pollution**  Objective 4J -1  To minimise impacts various design solutions may be used. | The development has/will:   * provide a sufficient distance between the buildings to mitigate noise impacts. * maintain existing mature landscaping and providing additional landscaping around the perimeter of the building to act as an acoustic barrier to surrounding residential units. * Offset windows so habitable rooms (with windows) do not directly align with each other. | Yes |
| **4K Apartment Mix**  **Objective 4K-1** |  |  |
| *A variety of apartment types is provided* | A mix of one, two and three bedrooms are proposed. | Yes |
| *The apartment mix is appropriate.* | The apartment mix is considered to be appropriate, given the current housing demands. | Yes |
| *Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households.* | As noted above, open space living is proposed to allow for a flexible layout and therefore accommodate a range of configurations that will support most family types. | Yes |
| **Objective 4K-2**  *Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3).* | All levels across all four buildings contain a mix of one, two and three bedrooms of different shapes and configurations. The layout of the development will therefore achieve a successful façade composition whilst also maximising solar amenity. | Yes |
| *Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available.* | Larger courtyards and terraces are generally proposed on the ground floor to achieve a higher level of open space. | Yes |
| ***4L Ground Floor Apartments***  ***Objective 4L-1***  *Direct street access should be provided to ground floor apartments.* | Where courtyards are located on the proposed ground level, direct access to communal open space areas is provided. | Yes |
| *Retail or home office spaces should be located along street frontages.* | Not proposed. | Yes |
| **Objective 4L-2**  *Privacy and safety should be provided without obstructing casual surveillance.* | All front gardens / terraces / courtyards are elevated to create distinct separation between private and public areas. In addition, taller landscaping species are proposed within the front setback to minimise direct sightlines to living and dining rooms and therefore maximise privacy. | Yes |
| *Solar access should be maximised.* | The buildings are orientated in a way to maximise solar amenity within each individual apartment. Further, a number of design features, such as sky lights and large windows are proposed to maximise the extent of solar amenity within habitable spaces and communal areas. | Yes |
| ***4M Facades***  *Design solutions for front building facades may include:*   * *a composition of varied building elements.* * *a defined base, middle and top of buildings.* * *revealing and concealing certain elements.* * *changes in texture, material, detail and colour to modify the prominence of elements.* | Proposed building facades have incorporated the following design features:     * Articulation and landscaping around the building entrance. * Changes in textures and materials including metal louvers, white concrete, slatted cladding and metal balustrades. | Yes |
| *Building services should be integrated within the overall façade.* | All services are integrated into the building design. | Yes |
| *Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale.* | The buildings do not have a direct frontage to the public street. Whilst developments in the immediate vicinity of the site generally consistent (currently) of low-density housing), proposed buildings are appropriately sited and screened with (existing and proposed) landscaping to ensure the buildings are proportionate at a human scale. This is made evident in the photomontages submitted with the DA. | Yes |
| **Objective 4M-2**  *Building entries should be clearly defined.* | All entries are clearly defined. | Yes |
| **4N Roof Design**  *Roof design relates to the street.* | There are no residential allotments in the immediate vicinity of the subject site. Proposed roof form is appropriate to ensure the overall visual impacts to Studley Park House and surrounding land uses are kept to a minimum. | Yes |
| *Roof treatments should be integrated with the building design.* | All roof treatments are integrated into the building design. | Yes |
| **Objective 4N-2**  *Habitable roof space should be provided with good levels of amenity.* | Not proposed. | NA |
| *Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations.* | Not proposed. | NA |
| **Objective 4N-3**  *Roof design maximises solar access to apartments during winter and provides shade during summer.* | The development has been designed in a way where all habitable rooms and PPOS areas will achieve maximum solar amenity at the winter solstice. | Yes |
| **4O Landscape Design**  *Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:*   * *diverse and appropriate planting* * *bio-filtration gardens* * *appropriately planted shading trees* * *areas for residents to plant vegetables and herbs* * *composting* * *green roofs or walls.* | The DA was accompanied by a detailed Landscape Plan which denotes areas of permeable and impermeable surfaces. This extends beyond the minimum requirements specified in the ADG. In addition, the DA was accompanied by a Vegetation Management Plan noting the required restoration of significant vegetation and revegetation and enrichment planting zones. The application was reviewed by Councils Natural Resource Officer, who raised no objection to the proposed development subject to the imposition of recommended conditions. | Yes |
| *Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4).* | Appropriate shrubs and trees have been selected within the landscape design, subject to conditions of consent. Trees and landscaping within the development site reflect the character of the area. | Yes |
| **Objective 4O-2**  Landscape design responds to the existing site conditions including:   * + *Change of levels.*   + *Views.*   + *Significant landscape features including trees and rock outcrops.* | The development was reviewed by Council’s Tree and Landscaping Officer, where it was confirmed that proposed tree removal and replacement planting can be supported, subject to conditions. | Yes |
| *Plants selected should be endemic to the region and reflect the local ecology.* | Appropriate shrubs and trees have been selected within the landscape design, subject to conditions of consent. | Yes |
| ***4P Planting on Structures***  *Minimum soil standards for plant sizes should be provided in accordance with Table 5.* | Appropriate details have been submitted with this DA and reviewed by Council’s Tree and Landscaping officer, where recommended conditions were provided. | Yes |
| **Objective 4P-2**  *A landscape maintenance plan is prepared.* | The DA was accompanied with a Vegetation Management Plan. | Yes |
| *Plants are suited to site conditions, considerations include:*   * *drought and wind tolerance* * *seasonal changes in solar access* * *modified substrate depths for a diverse range of plants* * *plant longevity.* | Recommended conditions have been imposed to ensure appropriate species are selected that are suitable for the site. The conditions are consistent with the recommendations made in the Arboricultural Report. | Yes |
| *Irrigation and drainage systems respond to:*   * + *changing site conditions*   + *soil profile and the planting regime*   + *whether rainwater, stormwater or recycled grey water is used.* | As noted, the siting of Studley Park House is generally at the highest point of Lot 1. To accommodate the sites configuration, an above ground on-site detention basin (OSD) is proposed on the northern end of the site. In addition, a swale will bound half the development site to assist with stormwater flows. Stormwater lines will then connect to existing infrastructure located on the Lodges Road frontage and/or connect to the existing easement located with Lot 5, which connects downstream to an existing dam. | Yes |
| ***4Q Universal Design***  ***Objective 4Q-1***  *Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features.* | 20% of all units achieves the Liveable Housing Guidelines silver level. | Yes |
| ***Objective 4Q-2*** |  |  |
| *Adaptable housing should be provided in accordance with the relevant council policy.* | Of the units proposed, a maximum of 13 adaptable units are proposed. The application was reviewed by Council’s Building Certification team who are supportive of the development subject to recommended conditions. Standard conditions can be included in the consent, ensuring they are constructed in accordance with the relevant Adaptable Housing Standard. | Yes |
| *Design solutions for adaptable apartments include:*   * + *convenient access to communal and public areas*   + *high level of solar access*   + *minimal structural change and residential amenity loss when adapted.*   + *larger car parking spaces for accessibility*   + *parking titled separately from apartments or shared car parking arrangements.* | Of the adaptable units proposed, it is noted that:   * + They are directly accessible to the lifts.   + Two of the 13 adaptable units will achieve a minimum of two hours of solar amenity at the winter solstice. The remaining units will achieve a minimum of three hours.   + Minimal structure change is sought.   + Accessible spaces have been allocated to adaptable units. | Yes |
| **Objective 4Q-3**  *Apartment design incorporates flexible design solutions.* | The overall design of each of the units are flexible, in that large open space living areas and dual master bedrooms with separate bathrooms are proposed. | Yes |
| **4U Energy Efficiency**  *Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access).* | Sufficient solar amenity will be achieved to habitable rooms proposed. | Yes |
| *Well located, screened outdoor areas should be provided for clothes drying.* | Proposed roofed PPOS / courtyard areas are proposed to allow for clothes drying in external areas. | Yes |
| *Adequate natural ventilation minimises the need for mechanical ventilation.* | Natural ventilation is the dominant source of ventilation. Where it is not possible (i.e in basement levels), mechanical ventilation is proposed. | Yes |
| **4V Water Management and Conservation** |  |  |
| *Urban stormwater is treated on site before being discharged to receiving waters.* | The development proposes an above ground bioretention system which will treat water before discharging to the dam on the northern end of the development site (over Lot 5). | Yes |
| *Flood management systems are integrated into site design.* | One above ground OSD basin is proposed in addition to a bioretention system which is anticipated to capture the majority of site stormwater flows and discharge into the existing dam on the northern end of the site. | Yes |
| **4W Waste Management**  *Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.* | The DA was accompanied with a Waste Management Plan for the operational phases of the development. This was reviewed by Council’s Waste Officer who raised no objection to the development subject to recommended conditions. Proposed waste rooms are large enough to accommodate waste and recycling storage areas that will be mechanically ventilated. Bin rooms and bulk waste rooms are proposed the basement lev and therefore will not be visible via the public domain areas. As such, it is unlikely that proposed bin storage areas will compromise the amenity of the site and/or surrounding areas. | Yes |
| *Domestic waste is minimised by providing safe and convenient source separation and recycling.* | Separate waste and recycling bins are proposed, which will enable residents to correctly separate and dispose of waste and recyclables. | Yes |
| **4X Building Maintenance**  *Building design detail provides protection from weathering.* | The development proposes the following design features to address weather protection:   * + Hoods over windows,   + Coverage over balconies / PPOS areas. | Yes |