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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. | Appropriate site analysis and concept plans have been provided which identify the local context and characteristics which have informed the site layout and building designs. | Yes |
| **3B-1 Orientation**  Building types and layouts respond to the streetscape and site whilst optimising solar access within the development. | Building separation and heights have been refined. The apartments, balconies and ground floor communal open spaces will receive compliant solar access during mid-winter, as required by Parts 3D and 4A of the ADG (ahead). | Yes |
| **3B-2 Orientation**  Overshadowing of neighbouring properties is minimised during mid-winter. | The site is surrounded by three local streets and the country club car park. This separation will assist in minimising overshadowing impacts. The shadow diagrams indicate that no surrounding dwellings will be overshadowed and that solar access will be maintained to Gledswood Hills Public school until 2pm in mid-winter. | Yes |
| **3C-1 Public Domain Interface**  Transition between private and public domain is achieved without compromising safety and security. | The perimeter transitions are satisfactory for each building. Garden planters, level differences and open palisade fencing are proposed to courtyard balconies and terraces, providing a balance between privacy and passive surveillance. All ground floor dwellings have direct access without need to enter via communal lobbies. The ground floor dwellings have been removed from Building E to enable the child care centre to face Providence Drive and increase activation. Access will now be controlled between the communal open space for Buildings D and E, the external play space for the child care centre and the public play area. | Yes |
| **3C-2 Public Domain Interface**  Amenity of the public domain is retained and enhanced. | Planting is proposed where the setbacks allow to soften the development at street level. Durable and anti-graffiti materials are proposed. The substation and plant rooms are suitably located out of the public domain in the basement levels. Mailboxes are currently contained inside each building lobby. A condition is recommended which requires consent from Australia Post for this arrangement. | Yes |
| **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. | A range of communal open space experiences are provided at both ground level and on the rooftop gardens on Buildings A, D and F. These include curved seating pods, small kick-about areas, climbing ‘tree’ structures and dining settings and BBQs.  Concerns were raised by the DRP about not all buildings achieving equitable access to a communal rooftop garden. It is considered that the range of buildings and COS areas provide sufficient variety for residents, in addition to private balconies, courtyards, terraces and the public open space and playground at ground level.  Being a mixed use entertainment development there is also the additional recreational amenity provided by the shopping centre, licensed premises and cinema. | Yes |
| **3D-1** **Communal and Public Open Space - Design Criteria**  Minimum communal open space (COS) area of 25% of site area.  Developments to 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). | COS = 5,650m2 / 23,071m2 (Lots 2, 3 and 4 combined) = 25%.  An additional 2,151.4m2 of public open space (POS) is proposed at ground level.  Total area combined = 7,801.4m2 / 23,071m2 = 34%.  The rooftop gardens naturally receive excellent solar access to nearly all areas, nearly all day in mid-winter.  During assessment concerns were raised regarding solar access to the principal useable portions of COS on ground level. The reduction in height by one storey for Building A, increased building separation and re-design of the landscaping design for ground level has resulted in the useable COS areas being properly delineated from the overall COS. The compliance diagrams demonstrate that >2 hours solar access will reach >50% of useable COS areas in mid-winter. Noting that this is also the worst-case scenario for the year, and that the spaces will receive even greater compliance in other seasons. | Yes |
| **3D-2 Communal and Public Open Space**  Communal open space is to allow for a range of activities, respond to site conditions and be attractive and inviting. | The proposed landscaping concept is of a high standard and includes a variety of experiences. | Yes |
| **3D-3 Communal and Public Open Space - Design Criteria**  Communal open space is to maximise safety. | Conditions have been imposed to ensure appropriate lighting and CCTV cameras for safety. The ground floor courtyards facing inwards to COS and POS areas will match continuous COS, POS and lobby RLs of 132 enabling passive surveillance, with ‘living lane’ garden planters in front to provide privacy for residents. Inward facing apartments at higher levels will also provide additional surveillance. | Yes |
| **3D-4 Communal and Public Open Space**  Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood. | The POS areas will be well connected to the surrounding pedestrian network and have been located to emphasise the two central axis through the site. Additional staircases have been provided to ensure a clear east/west connection is available through the site on foot, without having to enter the shopping centre below.  The POS will receive adequate solar access and passive surveillance from the surrounding apartments. Boundaries for the POS will be clearly defined with landscape planters, fencing and overhead awnings and circular shade ribbons, as compared to the purely residential areas. | Yes |
| **3E-1 Deep Soil Zones**  Deep soil zones (DSZs) 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. | Minimal DSZs were initially proposed, and these were limited to the access laneway. The applicant’s justification was that the 15m setback required from the northern boundary of Lot 1 is capable of providing 16.31% of DSZ for that site.  Given the large scale of this greenfield site, this was a concern for Council staff and the DRP from both an amenity and equity perspective. The development has since been amended to achieve compliance, as outlined below. | Yes |
| **3E-1 Deep Soil Zones - Design Criteria**  Deep soil zones are to meet the following minimum requirements:  Site area >1,500m²  Minimum dimensions of 6m and 7% of site area. | The original proposal only provided 1.7% of DSZ, with nearly all segments having minimum dimensions of <6m in at least one direction.  The revised proposal has a combined DSZ area of 1,617.9m2 / 23,071m2 = 7%, and it is now wholly within the subject site.  The basement’s southern setbacks have been increased ensure that **all DSZ pockets have a minimum dimension of ≥6m, except for one triangular portion in the south-eastern corner**. This portion are still capable of supporting small trees and shrubs and is considered acceptable.  A condition is recommended for further details to be provided on the landscaping plans to demonstrate that the DSZs will achieve compliance with the ADG’s minimum soil volumes, prior to the issue of a Construction Certificate. | **Yes, with a partial non-compliance supported on merit** |
| **3F-1 Visual Privacy**  Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. | This objective has been achieved due to compliance with the applicable design criteria below. | Yes |
| **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:  Buildings up to 12m (4 storeys)  6m between habitable rooms and balconies and 3m between non-habitable rooms.  Buildings up to 25m (5-8 storeys)  9m between habitable rooms and balconies, 4.5m between non-habitable rooms.  Separation distances between buildings on the same site should combine required building separations depending on the type of room. | No buildings share setbacks or boundaries with other residential buildings to the west, south or east. Buildings A to E will be separated by ≥12m to 15m as measured from the north facing building façades to the northern edge of the access laneway (in addition to any future landscaped verges north of the laneway) and future building setbacks from the laneway. Capable of complying, with an equitable share of setbacks.  The original plans had numerous non-compliances for all buildings setbacks between nearly all buildings and levels, to some degree. The revised plans achieve significantly improved compliance, as outlined below.  Ground to Level 03 (4 storeys) – Requires 6m to 12m separation depending on habitable (H) / non-habitable (N)  **A to B (H → H)**  12m required, 14.36m to 14.78m provided.  **B to C (H → H)**  12m required, 13.57m to 13.80m provided.  **C to D (F&B → F&B on Ground and H → H above)**  Ground – N/A as food and beverage, but 19.92m.  Above – 12m required, 20.81m to 20.82m provided.  **D to E (H → CCC on Ground and H → H above)**  Ground – N/A as child care, but 20m.  Above – 12m required, 13.08m provided.  **E to F** **(CCC → Retail on Ground and H → H above)**  Ground – N/A as child care and retail, but 6.81m.  Above – 12m required, 12.12m to 13.3m provided.  **G to H (F&B → F&B on Ground and H → H above)**  Ground – N/A as F&B, but 20m.  Above – 12m required, 19.93m provided.  **H to I (H → H all levels)**  12m required, 12m to 12.07m provided.  **I to J (H → H all levels)**  12m required, 12m provided.  **J to A (H → H all levels)**  12m required, 12.04m to 12.4m provided.  \* 1 x partial non-compliance between Units A-GF.03 to J-GF.03 (which face Huntington Street), with **8.5m** from terrace to balcony/habitable wall; however supported as the remainder of separation achieves 13.3m, due to a large terrace.  **B to I (H → H all levels)**  12m required, **11.5m (ground only)** to 12.25m provided. The minor ground level only non-compliance is not a concern, due to landscaped walkway, differing unit orientations and 13m separation provided wall to wall.  **C to H (F&B → F&B on Ground and H → H above)**  Ground – N/A as F&B, but 17m.  Above – 12m required, 12.11m provided.  **D to G (F&B → F&B on Ground and Blank → H above)**  Ground – N/A as F&B, but 18.4m.  Above – 12m required, 12.11m to 13.5m provided.  Level 04 (5th storey) – Requires 9m to 18m depending on habitable (H) / non-habitable(N)  **A to B (Rooftop COS → H)**  9m required, 14.5 provided.  **B to C (H → H)**  18m required, **13.66m** provided.  \* Supported due to:   * Differing unit and PPOS outlooks/orientations. * Landscape planters. * Bifold privacy screens. * 17m separation provided wall to wall.   **C to D (H → H)**  18m required, 20.92m provided.  **D to E (Rooftop COS → Roof)**  9m required, 13.08m provided.  **E to F** **(Roof → Rooftop COS)**  9m required, 13m provided.  **G to H (H → H)**  18m required, 20.44m provided.  **H to I (H → H)**  18m required, 18m provided.  **I to J (H → H)**  18m required, 18.2m provided.  **J to A (Habitable → Rooftop COS)**  18m required, 33m provided.  **B to I (H → H)**  18m required, **14.7m** provided.  \* Supported due to:   * Landscape planters. * Low height fixed privacy louvres for Building B. * 19m separation provided wall to wall.   **C to H (H → H)**  18m required, **15.1m** provided.  \* Supported due to:   * Landscape planters. * Low height fixed privacy louvres for Building C. * 18.7m separation provided wall to wall.   **D to G (H → H)**  18m required, **15.4m** provided.  \* Supported due to:   * Landscape planters. * Low height fixed privacy louvres for Building D. * 18.9m separation provided wall to wall.   The use of landscaped planters and screens will preserve privacy for future residents and are an acceptable solution for residential buildings within a mixed-use precinct. | **Yes, with partial non-compliances supported on merit** |
| **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. | The COS and internal access paths are separated from POS and ground floor apartments by garden planters, and low brick walls with metal balustrade fencing and gates. Upper levels have glazed balustrades with a mix of vertical slat privacy screens and perforated steel louvres to retain privacy.  Despite the minor building separation non-compliances, sufficient visual and acoustic privacy will be maintained. | Yes |
| **3G-1 Pedestrian Access and Entries**  Building entries and pedestrian access connects to and addresses the public domain. | The plans have been amended to ensure that Buildings A, B and D now have communal building entries which are directly accessible from the laneway (communal building access was previously only provided from the shared COS courtyards).  The ground floor lobbies have been made more identifiable for each building with angled vertical brick façade features, large letter numbering and awnings above the doors. | Yes |
| **3G-2 Pedestrian Access and Entries**  Access, entries and pathways are accessible and easy to identify. | Deferred Commencement conditions are recommended for the preparation of a detailed Public Domain Works Plan. The plan will be required to detail all pavement and surface finishes, crossfall, grades, existing speed hump conversion to a pedestrian crossing, relocated pedestrian crossing and new pedestrian crossings in Providence Drive and potentially in Huntington Street, upgraded streetlights, street trees, infrastructure installations etc. in accordance with Council’s Engineering Design Specifications and the access standards of the BCA. | Yes |
| **3G-3 Pedestrian Access and Entries**  Large sites provide pedestrian links for access to streets and connection to destinations. | Multiple north–south and east-west pedestrian connections are provided between the buildings and via the northern access lane. | Yes |
| **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. | All vehicle access is provided from secondary street frontages via basement entries in Huntington Street for residential traffic, and Providence Drive for retail/commercial and child care centre traffic.  The access laneway along the northern boundary will operate in a one-way arrangement from east to west.    Concerns were raised by Council staff and the DRP regarding the configuration of the access laneway, and loading dock being detached from the built form, instead of integrated.  The loading dock access has been re-positioned to enable the access laneway for cars to be more streamlined along the northern boundary. This will improve the interface with future development on Lot 1 but has necessitated some further acoustic and landscaping treatments to ensure amenity for residents in Buildings D and E is not compromised. The loading dock entry ramp will contain acoustically treated archways and climbing vines to soften the structure. A pedestrian path will still be provided immediately alongside the built form for Buildings A to E. Delivery, waste and service vehicles will be able to utilise a turntable to enable all vehicles to exit the site in a forward motion.  A condition is recommended for a detailed traffic compliance report to review all relevant vehicular access components including ramps, parking space and aisle widths, vertical clearances, linemarking, sight distances and any required traffic calming measures, such as new pedestrian crossings to ensure pedestrians do not need to walk directly in front of the loading ramp.  A condition is recommended for the inclusion of electric vehicle charging stations. | Yes |
| **3J-1 Bicycle and Car Parking**  Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. | The site is not in proximity to any existing or proposed rail stations, therefore will be heavily dependent on cars and bus services for access. | 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 less.  The car parking need for a development must be provided off-street. | Two levels of basement parking are proposed, which will service the residents, commercial/entertainment visitors and the child care centre.  A detailed assessment of the parking demand and provision for each use is outlined in the DCP Assessment tables attachment.  In summary, the mix of uses within the proposal generates demand for 399 residential spaces and 696 commercial spaces including 20 child care (total of 1095 spaces required). A total of 917 spaces are provided. This equates to a 178 space shortfall of non-residential spaces.  The justification for the shortfall has been updated in the amended traffic report. Justification includes multi-purpose trips, variation in peak visitations for each use, and more comparable examples of mixed-use developments in suburban environments, compared to the previously referenced Barangaroo, Coogee, Harbouside and East Village centres, which are in more densely populated areas.  It is also noted that the TfNSW Guide to Traffic Generating Development rates were updated on 4/11/2024, resulting in less requirements than currently calculated. | **No, but supported on merit** |
| **3J-2 Bicycle and Car Parking**  Parking and facilities are provided for other modes of transport. | Adequate spaces are provided within the basement levels for the storage of motorcycles, bicycles, scooters and the like. | Yes |
| **3J-3 Bicycle and Car Parking**  Car park design and access is safe and secure. | All parking is provided below grade behind roller shutters with controlled access. | Yes |
| **3J-4 Bicycle and Car Parking**  Visual and environmental impacts of underground car parking are minimised. | The basement parking will avoid adverse impacts created by large hardstand areas at grade. The basement has resulted in a level finished ground plane of RL132). This is unavoidable given the slope of the land however is consistent with the DCP’s controls for the entertainment precinct. Landscaped planters and beds are proposed to break up large expanses of walls along the northern (lower) frontage to the laneway. | Yes |
| **3J-5 Bicycle and Car Parking**  Visual and environmental impacts of on-grade car parking are minimised. | Parallel parking is available in Huntington Street, Ther Hermitage Way, Providence Drive and the laneway. The laneway also contains permeable paving to assist in WSUD and stormwater run-off.  A condition is recommended that the laneway be signposted for short stay vehicles (≤15 minutes), to enable Uber and/or fast-food deliveries to service the site without having to enter the basement. | Yes |
| **4A-1 Solar and Daylight Access**  To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. | This objective has been achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | Yes |
| **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. | Solar access >2hrs from 9am to 3pm  Building A: 30 / 38 = 79%  Building B: 38 / 54 = 70%  Building C: 23 / 33 = 70%  Building D: 32 / 44 = 73%  Building E: 19 / 24 = 79%  Building F: 14 / 20 = 70%  Building G: 20 / 26 = 77%  Building H: 24 / 30 = 80%  Building I: 24 / 33 = 73%  Building J: 22 / 29 = 76%  **Overall: 246 / 331 = 74%**  **\*** Noted that Level 04 (uppermost units) rely on skylights to achieve >2 hours solar access to living spaces.  Apartments with no direct sunlight  Building A: 5 / 38 = 13%  **Building B: 13 / 54 = 24%**  Building C: 4 / 33 = 12%  **Building D: 7 / 44 = 16%**  Building E: 0 / 24 = 0%  **Building F: 4 / 20 = 20%**  **Building G: 6 / 26 = 23%**  Building H: 3 / 30 = 10%  Building I: 4 / 33 = 9%  Building J: 4 / 29 = 14%  **Overall: 50 / 331 = 15%** | Yes |
| **4A-2 Solar and Daylight Access**  Daylight access is maximised where sunlight is limited. | Courtyards, skylights and high-level windows have been provided to provide an additional/secondary light source where required. | Yes |
| **4A-3 Solar and Daylight Access**  Design incorporates shading and glare control, particularly for warmer months. | Recessed balconies, perforated steel screens and vertical privacy screens will assist with solar control. A compliant BASIX has also been provided. | Yes |
| **4B-1 Natural Ventilation**  All habitable rooms are naturally ventilated. | The depths for all habitable rooms are reasonable to support natural ventilation. | Yes |
| **4B-2 Natural Ventilation**  The layout and design of single aspect apartments maximises natural ventilation. | The proposed apartment depths for single aspect apartments are consistent with the ADG’s design criteria for Objective 4D-2 Apartment Size and Layout and their open plan design will maximise natural ventilation flow. | Yes |
| **4B-3 Natural Ventilation**  The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents. | This objective has been achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | Yes |
| **4B-3 Natural Ventilation - Design Criteria**  At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.  Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. | Cross flow ventilation provided:  Building A: 27 / 38 = 71%  Building B: 38 / 54 = 70%  **Building C: 19 / 33 = 58%**  Building D: 31 / 44 = 70%  Building E: 16 / 24 = 67%  Building F: 12 / 20 = 60%  Building G: 16 / 26 = 62%  Building H: 19 / 33 = 58%  Building I: 20 / 33 = 61%  **Building J: 16 / 29 = 55%**  **Overall: 214 / 331 = 65%**  There are ‘linear’ apartments proposed in Buildings B, D, I and J which are 19m to 19.1m deep, glass line to glass line; however these units have appropriate cross flow through the living rooms.  There is proper ‘cross though’ apartments in Buildings F and G, however these have a maximum depth of 15m glass line to glass line and therefore fully comply. | Yes |
| **4C-1 Ceiling Heights**  Ceiling height achieves sufficient natural ventilation and daylight access. | This objective has been achieved through compliance with the design criteria below. | Yes |
| **4C-1 Ceiling Heights - Design Criteria**  Measured from finished floor level to finished ceiling level, minimum ceiling heights are:  Habitable rooms  2.7m.  Non-habitable rooms  2.4m.  If located in mixed use areas  3.3m for ground and first floor to promote future flexibility of use. | All residential floor-to-floor heights are shown as 3.1m to 3.3m. This is sufficient to accommodate slabs, services and floor linings and still achieve minimum ceiling heights of 2.4m to 2.7m, as required.  Floor to floor heights of 4.5m to 5m are generally proposed for each of the commercial tenancies at ground level. The child care centre has 3.5m on lower ground level and 3.1 on ground level, which is satisfactory.  The dwellings on ground floor at the western end have 3.5m (slab to slab), which is satisfactory. | Yes |
| **4C-2 Ceiling Heights**  Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. | Bulkheads will be minimised as much as possible. Flat ceilings will be provided in living areas and bedrooms. | Yes |
| **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:  One bedroom  50m².  Two bedroom  70m².  Three bedroom  90m².  The minimum internal areas include only one bathroom. Additional bathrooms increase the required minimum internal area by 5m² 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 one, two and three bedroom apartments exceed with the minimum areas required by the design criteria.  Where the two and three bedroom apartments have ≥2 bathrooms, these units are all >5m2 than the minimum areas required.  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. | This objective has been achieved through partial compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | Yes |
| **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; however all units have open plan kitchen/living/dining areas, therefore the maximum depth permitted is 8m.  Non-compliances were identified by Council staff for the single aspect 1 bedroom units, however the plans have been revised to ensure all room depths now comply. Additional windows have been added into the side articulation facades to reduce the maximum distance to <8m. | Yes |
| **4D-3 Apartment Size and Layout**  Apartment layouts are designed to accommodate a variety of household activities and needs. | This objective has been achieved through compliance with the applicable design criteria. | Yes |
| **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 apartments  3.6m.  Two or three bedroom apartments  4m.  The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. | Room dimensions have been added to the floor plans.  All master bedrooms achieve a minimum area of 10m2, and all other bedrooms achieve a minimum area of 9m2 (with wardrobes correctly excluded).  All living rooms achieve the minimum width of 3.6mm for one bedroom apartments.  All living rooms achieve the minimum width of 4m for 2 and 3 bedroom apartments.  All cross-through apartments have a minimum width of 4m. | Yes |
| **4E-1 Private Open Space and Balconies**  Apartments provide appropriately sized private open space and balconies to enhance residential amenity. | This objective has been achieved through compliance with the applicable design criteria. | Yes |
| **4E-1 Private Open Space and Balconies - Design Criteria**  All apartments are required to have primary balconies as follows:  One bedroom apartments  8m² with a minimum depth of 2m  Two bedroom apartments  10m² with a minimum depth of 2m  Three+ bedroom apartments  12m² with a minimum depth of 2.4m  For apartments at ground level or on a podium or similar structure, a private open space (POS) is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m. | All units have external areas that exceed the minimum area and dimensions prescribed by the design criteria.  All lower ground and ground floor units have POS terraces ≥15m2 with a depth ≥2.4m, except for the following three units:   * Unit A-LG.03 in Building A with **10.5m2** and depth of **2.57m**. * Unit A-LG.05 in Building A with **13.9m2** and depth of **2.47**. * Unit D-GF.02 in Building D with **14.1m2** and depth of **2.5m**.   Supported due to minimal occurrence and sufficient depths for an outdoor table and chairs. | **Yes, with partial non-compliances supported** |
| **4E-2 Private Open Space and Balconies**  Primary private open space and balconies are appropriately located to enhance liveability for residents. | Apartment 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 design of balconies and their locations have been used to articulate each of the building facades to promote visual interest and reinforce vertical and horizontal architectural elements projecting from the façade. | Yes |
| **4E-4 Private Open Space and Balconies**  Private open space and balcony design maximises safety. | The design of the proposed balconies will achieve an acceptable level of safety. Glazed balustrades with privacy screens are proposed to upper levels to maximise sunlight, surveillance and privacy. | Yes |
| **4F-1 Common Circulation and Spaces**  Common circulation spaces achieve good amenity and properly service the number of apartments. | This objective has been partially achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | Yes |
| **4F-1 Common Circulation and Spaces - Design Criteria**  The maximum number of apartments off a circulation core on a single level is eight.  Where not possible, high level of amenity for common lobbies, corridors and apartments to be demonstrated in terms of sunlight, ventilation, seating/gathering and generous ceiling heights.  Where the Design Criteria 1 is not achieved (maximum of 8 units per lift core), be provided no more than 12 apartments should be provided off a circulation core on a single level. | The maximum number of apartments accessed off a single lift core on a single level is:  Building A: **11**  Building B: **11**  Building C: 8  Building D: **11**  Building E: 8  Building F: 7  Building G: 7  Building H: 7  Building I: 7  Building J: 7  The non-compliances for Buildings A, B and D are supported based on sufficient compliance with the Design Guidance, and the fact that no more than 11 will be accessed off a circulation core. | **Yes, with partial non-compliance supported** |
| **4F-2 Common Circulation and Spaces**  Common circulation spaces promote safety and provide for social interaction between residents. | All ground floor lobbies now allow direct, clear and legible access to public domain areas. Sufficient circulation space is provided to enable social interaction and greeting opportunities between residents. | Yes |
| **4G-1 Common Circulation and Spaces**  Adequate, well designed storage is provided in each apartments. | Adequate storage areas are proposed for all apartments. | Yes |
| **4G-1 Common Circulation and Spaces - Design Criteria**  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:  One bedroom apartments  6m³.  Two bedroom apartments  8m³.  Three+ bedroom apartments  10m³.  At least 50% of the required storage is to be located within the apartment. | 16 non-compliances were noted in the initial assessment by Council staff, however the amended plans and storage compliance tables demonstrate compliance for all units, with areas (m3) satisfying the design criteria’s numerical requirements.  ≥50% of the minimum internal storage areas are provided for each bedroom/unit type. | Yes |
| **4G-2 Common Circulation and Spaces**  Additional storage is conveniently located, accessible and nominated for individual apartments. | Secure basement storage is provided. | Yes |
| **4H-1 Acoustic Privacy**  Noise transfer is minimized through the siting of buildings and building layout. | Adequate building separation distances have been proposed to mitigate any potential noise impacts across from apartments. Internally, similar room types have been co-located where possible to mitigate noise transfer. | Yes |
| **4H-2 Acoustic Privacy**  Noise impacts are mitigated within apartments through layouts and acoustic treatments. | The proposed layouts will adequately mitigate any potential noise impacts within apartments. | Yes |
| **4J-1 Noise and Pollution**  In noisy or hostile environments the impacts of external noise and pollution are minimised through careful siting and layout of buildings. | The layout of the buildings and site has been designed to minimise disturbance from vehicular noise, and the potential for noise impacts on existing residents. The commercial uses and basement entries including loading dock have been placed at the eastern end to avoid impacting the existing residents in Huntington Street. | Yes |
| **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. | Acoustic glazing and wintergardens will be provided for to attenuate noise from the loading dock, food and drink premises and child care centre. | Yes |
| **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 development proposes the following unit mix:  69 x 1 bedroom units (21%)  211 x 2 bedroom units (64%)  52 x 3 bedroom units (15%) | Yes |
| **4K-2 Apartment Mix**  The apartment mix is distributed to suitable locations within the building. | Apartment types are mixed throughout each building in the development. | Yes |
| **4L-1 Ground Floor Apartments**  Street frontage activity is maximised where ground floor apartments are located. | Direct street frontage is provided for all lower ground or ground floor apartments. | Yes |
| **4L-2 – Ground Floor Apartments**  Design of ground floor apartments delivers amenity and safety for residents. | All lower ground and ground floor apartments have sufficient amenity. There are two north facing ground floor apartments in Building A which are accessed by 3m high stairs. This is necessary due to the basement levels below and supported due to minimal occurrence. Terraced retaining walls/landscape planters will be provided in front to soften the elevation. | Yes |
| **4M-1 Facades**  Building facades provide visual interest along the street while respecting the character of the local area. | The development includes an appropriate mix of materials including various brick types/colours, privacy screens, balustrades, window sizes and roof forms/materials to provide visual interest. | Yes |
| **4M-2 Facades**  Building functions are expressed by the façade. | Three defined ‘levels’ are proposed to highlight the mix of building functions and provide visual interest. | Yes |
| **4N-1 Roof Design**  Roof treatments are integrated into the building designed and positive respond to the streets. | The upper level proposes a combination of ‘mansard’ and flat roof forms with dormer windows in a Colorbond cladding (broad width). The proposed roof colours have been changed from X to Colorbond ‘Bluegum’, which is a softer mid-grey tone that will be less dominant and heat-absorbing in summer. | Yes |
| **4N-2 Roof Design**  Opportunities to use roof space for residential accommodation and open space are maximised. | Three communal rooftop gardens are proposed. | Yes |
| **4N-3 Roof Design**  Roof design incorporates sustainability features. | Skylights are proposed to various upper level units; however the floor plans for Levels 03 and 04 do not consistently identify which units will have them. A condition is recommended for the floor plan notations to be updated to avoid confusion, as the skylights are necessary to achieve the minimum cross flow ventilation calculations. | Yes |
| **4O-1 Landscape Design**  Landscape design is viable and sustainable. | Council staff have assessed the proposed landscaping design and consider it appropriate for the site and area. | Yes |
| **4O-2 Landscape Design**  Landscape design contributes to the streetscape and amenity. | Landscaping will be used to soften the building edges where possible around the perimeter, and within the walkways. The existing street trees are proposed be interplanted with additional trees, which will significantly increase streetscape amenity and help to soften the development at ground level. | Yes |
| **4P-1 Planting on Structures**  Appropriate soil profiles are provided. | A condition is recommended for further details to be provided at the construction certificate stage to ensure soil depth and planter box volumes are in accordance with Table 5. | Yes |
| **4P-2 Planting on Structures**  Plant growth is optimized with appropriate selection and maintenance. | Suitable species have been chosen for long term success and maintenance. | Yes |
| **4P-3 Planting on Structures**  Planting on structures contributes to the quality and amenity of communal and public open spaces. | Suitable species have been chosen based on soil depths and planter box volumes to enable shading and visual enhancement of public open space areas. | Yes |
| **4Q-1 Universal Design**  Universal design features are included in apartment design to promote flexible housing for all community members. | 75/331 = 23% of total apartments can achieve the Liveable Housing Guidelines ‘silver level’. | Yes |
| **4Q-2 Universal Design**  A variety of apartments with adaptable designed are provided. | 33/331 = 11% of all 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 range of apartment types and areas. | Yes |
| **4S-1 Mixed Use**  Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. | The ground floors are activated with floor-to-floor glazing providing active frontages to the surrounding streets and public open space areas.  The ground floors for Buildings E, F and G have been revised to contain only retail/commercial facing the street to provide greater activation (former dwellings deleted). | Yes |
| **4S-2 Mixed Use**  Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents. | Residential access to the basement level and lobby areas are segregated from commercial areas. | Yes |
| **4T-1 Awnings and Signage**  Awnings are well located and complement and integrate with the building design. | No awnings are proposed above the entry lobbies to provide weather protection and shading. The awnings complement the built form and ensure that the ground floor storey is relatable to human scale for pedestrians. | Yes |
| **4U-1 Energy Efficiency**  Development incorporates passive environmental design. | The development meets the requirements of 4A for solar and daylight access and provides sufficiently sized balcony areas to allow clothes drying if desired. | Yes |
| **4U-2 Energy Efficiency**  Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer. | Buildings have been orientated to assist in solar gain and shading at different parts of the day. | Yes |
| **4U-3 Energy Efficiency**  Adequate natural ventilation minimises the need for mechanical ventilation. | Natural ventilation is the predominant source of air intake. No mechanical ventilation to substitute for natural ventilation is required. | Yes |
| **4V-1 Water Management and Conservation**  Potable water use is minimised. | Water efficient devices are proposed through BASIX commitments. | Yes |
| **4V-2 Water Management and Conservation**  Urban stormwater is treated on site before being discharged to receiving waters. | Deferred Commencement conditions are recommended to clarify aspects of the proposed drainage catchments and stormwater disposal strategy to ensure that the development meets the requirements specified within the Turner Road Precinct DCP and Council’s Engineering Design Specifications. | 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 (including for bulky goods waste) are proposed within the basement near the loading dock and are hidden from public view. | Yes |
| **4W-2 Waste Management**  Domestic waste is minimised by providing safe and convenient source separation and recycling. | Waste and recycling bins within designated holding rooms are provided adjacent to lifts for convenient access and disposal of waste and recycling. | Yes |
| **4X-1 Building Maintenance**  Building design detail provides protection from weathering. | Robust building materials consisting of glazing and masonry have been selected for maintenance and durability. | Yes |
| **4X-2 Building Maintenance**  Systems and access enable ease of maintenance. | Where lifts do not provide access to roofs, stair access will be provided within the roof/ceiling space to enable maintenance. | Yes |
| **4X-3 Building Maintenance**  Material selection reduces ongoing maintenance costs. | Pre-finished robust materials have been chosen for external façade elements. | Yes |