

State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development
Assessment Table

Design Principle	Quality	Response
1. Context		The design of the proposed building is considered to respond and contribute to its context. The proposal is consistent with height requirements of the Growth Centres SEPP (subject to the imminent amendment to the building height) and the built form is appropriate for the location.
2. Built form and scale		No issues arise in terms of the scale of the proposal. The scale of the building is considered suitable for the locality and compares favourably to the commercial towers on the same site as well as the newly constructed commercial building on the opposite side of Oran Park Drive. The design generally achieves an appropriate built form for the site and the building's purpose, in terms of building alignments, proportions, type and the manipulation of building elements.
3. Density		The proposal results in a density appropriate for the site. The proposed density is considered to respond to the availability of infrastructure, public transport, internal community facilities and environmental quality.
4. Sustainability, resource, energy & water efficiency		The building is subject to the requirements of the supporting BASIX Certificate.
5. Landscape		A landscape plan was submitted with the proposal. The landscaping options are considered to be satisfactory with the additional approved landscaping under Determination No. 2018/1223/1.
6. Amenity		Generally, the proposal is considered to be satisfactory in this regard, optimising internal amenity through appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, outlook, efficient layouts and service areas.
7. Safety & security		The proposal is considered satisfactory in terms of future residential occupants overlooking communal spaces. The proposal provides for adequate natural surveillance and access control.
8. Social dimensions/housing affordability		This principle essentially relates to design responding to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities and optimising the provision of housing to suit the social mix and provide for the desired future community. It is considered that the proposal satisfies these requirements, providing additional housing choice in close proximity to shops and public transport.
9. Aesthetics		The proposed development is considered to be appropriate in terms of the composition of building elements, textures, materials and colours.

Apartment Design Guide (ADG) Assessment Table

Objective	Assessment	Achieved?
3A-1 Site Analysis Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	A site analysis was provided with the development proposal demonstrating the site constraints including the existing Podium Shopping Centre with approved extension and existing town park.	Yes
3B-1 Orientation Building types and layouts respond to the streetscape and site whilst optimising solar access within the development.	The proposal has an east-west orientation to maximise solar access and address Central Avenue and improve casual surveillance to the main pedestrian connection from the Civic centre through to the town centre.	Yes
3B-2 Orientation Overshadowing of neighbouring properties is minimised during mid-winter.	Appropriate building separation distances have been provided for the future building approved to the west of this development to minimise overshadowing.	Yes
3C-1 Public Domain Interface Transition between private and public domain is achieved without compromising safety and security.	The already approved ground level is retail with a separate entry foyer to appropriately differentiate public entries from private. Secure access will be required to private/residential areas.	Yes
3C-2 Public Domain Interface Amenity of the public domain is retained and enhanced.	The proposal relies on already approved car parking, which is approved to be located below ground level. Entry to car parking areas is sleeved between buildings to reduce visual prominence. All service areas are approved to be located in the basement or in the loading dock area.	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.	The proposal relies on the communal open space approved under DA/2018/1223/1. Due to the size of the site only a portion of it is proposed to be used for residential purposes. It would be unreasonable for the proposal to comply with the 25% provision for communal open space. The proposal delivers 3,885m ² of common open space, representing 7% of the total site (55,278m ²). However, the larger site is predominantly proposed to be used as commercial rather than residential. Where the site is divided to represent only the areas proposed for residential use (including car parking areas) the site area is 15,054m ² and communal open space represents 25.6% of the site.	Yes

	There's a variety of different communal open spaces that are conducive to various activities including the first floor terrace.	
3D-1 Communal and Public Open Space - Design Criteria Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of two hours between 9am and 3pm on 21 June (mid-winter).	The communal areas provided are high quality, useable spaces and achieve the objectives of the control. The entire space achieves direct sunlight.	Yes
3D-2 Communal and Public Open Space Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The vast space already provided for communal open space allows for separate areas above the podium level that promote different uses of the spaces. Seating & shaded area is provided as well as children's play spaces for a variety of active & passive recreation activities to take place. This is particularly beneficial for multi building use.	Yes
3D-3 Communal and Public Open Space Communal open space is designed to maximise safety.	All communal areas are already approved to be provided above the podium level, increasing security to the space. Residential units of the approved tower as well as the subject proposal also overlook the space to allow for improved casual 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 already approved spaces provided are conducive to the envisaged Oran Park Town Centre patterns including the transition to the Town Park.	Yes
3E-1 Deep Soil Zones Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.	This control is not achievable as the units are proposed above an approved shopping centre.	NA
3E-1 Deep Soil Zones - Design Criteria Deep soil zones are to meet the following minimum requirements: <u>Site area <650m²</u> 7% of site area. <u>Site area 650m²-1,500m²</u> Minimum dimensions of 3m and 7% of site area. <u>Site area >1,500m²</u> Minimum dimensions of 6m and 7% of site area.	This control is not achievable as the units are proposed above an approved shopping centre. The proposal is considered to be of type outlined in the ADG where compliance is not possible. The proposal achieves appropriate stormwater management and alternate forms of planting is provided within the approved communal open space areas and the ground floor.	NA

<p><u>Site area >1,500m² with significant existing tree cover</u></p> <p>Minimum dimensions of 6m and 7% of site area.</p>		
<p>3F-1 Visual Privacy</p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p>	<p>All minimum building separation distances are achieved.</p>	<p>Yes</p>
<p>3F-1 Visual Privacy - Design Criteria</p> <p>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:</p> <p><u>Building up to 12m (4 storeys)</u> 6m between habitable rooms and balconies, 3m between non-habitable rooms.</p> <p><u>Building up to 25m (5-8 storeys)</u> 9m between habitable rooms and balconies, 4.5m between non-habitable rooms.</p> <p><u>Building over 25m (9+ storeys)</u> 12m between habitable rooms and balconies, 6m between non-habitable rooms.</p> <p>Separation distances between buildings on the same site should combine required building separations depending on the type of room.</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distance between neighbouring properties.</p>	<p>All minimum building separation distances are achieved.</p> <p>The subject site and adjacent sites are currently vacant, however, it is evident that the minimum distances will be exceeded once future development is established.</p>	<p>Yes</p>
<p>3F-2 Visual Privacy</p> <p>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.</p>	<p>There are no units at ground level. All units with private open space adjacent to communal spaces will be provided with screening that is able to comply.</p>	<p>Yes</p>
<p>3G-1 Pedestrian Access and Entries</p> <p>Building entries and pedestrian access connects to and addresses the public domain.</p>	<p>Main entry off pedestrian footpath along new calmed street.</p>	<p>Yes</p>
<p>3G-2 Pedestrian Access and Entries</p> <p>Access, entries and pathways are accessible and easy to identify.</p>	<p>Main entry is off the predominant street address to the north facing the new calmed street.</p>	<p>Yes</p>
<p>3G-3 Pedestrian Access and Entries</p>	<p>Ground level entry lobby opens directly to the Town Park and designated pedestrian pathway that leads to civic</p>	<p>Yes</p>

Large sites provide pedestrian links for access to streets and connection to destinations.	precinct as well as the rest of the town centre and envisaged rail station to the west.	
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.	Security door is located at carpark entry. The vehicular entry to the car park is located on Central Avenue to minimise conflicts with pedestrians.	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.	Complies.	Yes
3J-1 Bicycle and Car Parking - Design Criteria For development in the following locations: <ul style="list-style-type: none"> 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.	The proposal complies with Council's minimum DCP car parking rates for residential flat buildings.	Yes
3J-2 Bicycle and Car Parking Parking and facilities are provided for other modes of transport.	Provided.	Yes
3J-3 Bicycle and Car Parking Car park design and access is safe and secure.	Security door is located at residential carpark entry.	Yes
3J-4 Bicycle and Car Parking Visual and environmental impacts of underground car parking are minimised.	Car park entries to retail and residential areas are located on different frontages. All car parking entries are approved to be sleeved between the building to minimise visual impacts.	Yes
3J-5 Bicycle and Car Parking Visual and environmental impacts of on-grade car parking are minimised.	Basement car parking provided.	Yes
3J-6 Bicycle and Car Parking	Basement car parking provided.	Yes

Visual and environmental impacts of above ground enclosed car parking area minimised.		
4A-1 Solar and Daylight Access To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	Complies.	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.	Complies when considered with approved development across the entire site. 68.5% of apartments (63 units) are able to achieve minimum solar access requirements.	No, see discussion in report
4A-2 Solar and Daylight Access Daylight access is maximised where sunlight is limited.	A light well (gap in balconies) is provided to southern facing units.	Yes
4A-3 Solar and Daylight Access Design incorporates shading and glare control, particularly for warmer months.	A combination of shading devices and balcony extension is proposed to all orientations.	Yes
4B-1 Natural Ventilation All habitable rooms are naturally ventilated.	Complies.	Yes
4B-2 Natural Ventilation The layout and design of single aspect apartments maximises natural ventilation.	The number of corner apartments is maximised.	Yes
4B-3 Natural Ventilation The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents.	The number of corner apartments with dual aspect is maximised to achieve ADG compliance.	Yes
4B-3 Natural Ventilation - Design Criteria At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	62.5% of apartments achieve natural cross ventilation. Balconies on higher levels cannot be fully enclosed.	Yes
4C-1 Ceiling Heights	Complies.	Yes

Ceiling height achieves sufficient natural ventilation and daylight access.		
4C-1 Ceiling Heights - Design Criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <u>Habitable rooms</u> 2.7m. <u>Non-habitable rooms</u> 2.4m. <u>Two storey apartments</u> 2.7m for main living area floor. 2.4m for second floor, where its area does not exceed 50% of the apartment area. <u>If located in mixed use areas</u> 3.3m for ground and first floor to promote future flexibility of use.	All units achieve minimum ceiling heights for the various room types. No residential units proposed at ground.	Yes
4C-2 Ceiling Heights Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	Complies.	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.	Complies.	Yes
4D-1 Apartment Size and Layout - Design Criteria Apartments are required to have the following minimum internal areas: <u>One bedroom</u> 50m ² . <u>Two bedroom</u> 70m ² . <u>Three bedroom</u> 90m ² . The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.	All minimum areas are achieved for the various unit types within the proposal.	Yes

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.		
4D-2 Apartment Size and Layout Environmental performance of the apartment is maximized.	Complies.	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.	Complies in all units.	Yes
4D-3 Apartment Size and Layout Apartment layouts are designed to accommodate a variety of household activities and needs.	Complies.	Yes
4D-3 Apartment Size and Layout - Design Criteria Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (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: <u>One bedroom apartments</u> 3.6m. <u>Two or three bedroom apartments</u> 4m. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	All units comply.	Yes
4E-1 Private Open Space and Balconies Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	All units comply.	Yes
4E-1 Private Open Space and Balconies - Design Criteria All apartments are required to have primary balconies as follows:	All balconies comply with the smallest balcony being 16m ² .	Yes

<u>One bedroom apartments</u> 8m ² with a minimum depth of 2m. <u>Two bedroom apartments</u> 10m ² with a minimum depth of 2m. <u>Three+ bedroom apartments</u> 12m ² with a minimum depth of 2.4m.		
4E-2 Private Open Space and Balconies Primary private open space and balconies are appropriately located to enhance liveability for residents.	Complies.	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.	Complies.	Yes
4E-4 Private Open Space and Balconies Private open space and balcony design maximizes safety.	Complies.	Yes
4F-1 Common Circulation and Spaces Common circulation spaces achieve good amenity and properly service the number of apartments.	Complies.	Yes
4F-1 Common Circulation and Spaces - Design Criteria The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Each level proposes 8 units operating from a single circulation core except the highest two floors. Two lifts are provided for the building to ensure reasonable wait times.	Yes
4F-2 Common Circulation and Spaces Common circulation spaces promote safety and provide for social interaction between residents.	Complies.	Yes
4G-1 Storage Adequate, well designed storage is provided in each apartments.	Complies.	Yes
4G-1 Storage - Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <u>Studio apartments</u> 4m ³ . <u>One bedroom apartments</u>	Complies.	Yes

<p>6m³.</p> <p><u>Two bedroom apartments</u></p> <p>8m³.</p> <p><u>Three+ bedroom apartments</u></p> <p>10m³.</p> <p>At least 50% of the required storage is to be located within the apartment.</p>		
<p>4G-2 Common Circulation and Spaces</p> <p>Additional storage is conveniently located, accessible and nominated for individual apartments.</p>	Complies through the use of basement storage cages.	Yes
<p>4H-1 Acoustic Privacy</p> <p>Noise transfer is minimized through the siting of buildings and building layout.</p>	Complies.	Yes
<p>4H-2 Acoustic Privacy</p> <p>Noise impacts are mitigated within apartments through layouts and acoustic treatments.</p>	Complies.	Yes
<p>4J-1 Noise and Pollution</p> <p>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</p>	Complies.	Yes
<p>4J-2 Noise and Pollution</p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</p>	Complies.	Yes
<p>4K-1 Apartment Mix</p> <p>A range of apartment types and sizes is provided to cater for different household types now and into the future.</p>	<p>Provided:</p> <p>20 x one bedroom</p> <p>46 x two bedroom</p> <p>26 x three bedroom</p>	Yes
<p>4K-2 Apartment Mix</p> <p>The apartment mix is distributed to suitable locations within the building.</p>	A range of units is provided on each level of the development.	Yes
<p>4L-1 Ground Floor Apartments</p> <p>Street frontage is maximized where ground floor apartments are located.</p>	No ground floor units proposed.	Yes
<p>4L-2 Ground Floor Apartments</p> <p>Design of ground floor apartments delivers amenity and safety for residents.</p>	No ground floor units proposed.	Yes
<p>4M-1 Facades</p>	Facades are modern in language reflecting contemporary building methods and include various techniques to create visual and textural	Yes

Building facades provide visual interest along the street while respecting the character of the local area.	interest. Roughness of concrete surfaces are juxtaposed with the smooth surfaces such as metal louvres and glazing. Projecting frames define corners of building with building elements framing the front entry. Appropriate shading elements add texture to the façade articulation whilst providing shading.	
4M-2 Facades Building functions are expressed by the façade.	The building is appropriately articulated to draw attention to clustered balconies and building entries and will address to all frontages.	Yes
4N-1 Roof Design Roof treatments are integrated into the building designed and positive respond to the streets.	The roof area consists of plant equipment and sky lights, which are setback from the edges of the building to ensure that it is not visible from the ground. All plant equipment will be appropriately screened.	Yes
4N-2 Roof Design Opportunities to use roof space for residential accommodation and open space are maximized.	Complies.	Yes
4N-3 Roof Design Roof design incorporates sustainability features.	Complies.	Yes
4O-1 Landscape Design Landscape design is viable and sustainable.	Opportunity for landscaping within the subject proposal is limited as it applies to the residential tower only. There is no ground floor proposal, communal open space or public interface. The proposal relies on landscaping that was approved under DA/2018/1223/1 within the approved communal areas and pedestrian pathways. This is sufficient for the development as a whole.	Yes
4O-2 Landscape Design Landscape design contributes to the streetscape and amenity.	The proposed with approved landscaping embellishments will contribute positively to the future streetscape.	Yes
4P-1 Planting on Structures Appropriate soil profiles are provided.	Complies.	Yes
4P-2 Planting on Structures Plant growth is optimized with appropriate selection and maintenance.	The proposal will rely on landscaping provided under DA/2018/1223/1. A large proportion of the building's landscaping is approved to be planted in pots selected to optimize plant growth and reduce maintenance needs.	Yes
4P-3 Planting on Structures Planting on structures contributes to the quality and amenity of communal and public open spaces.	Planting is approved above the podium level and to the perimeter of the larger building to soften the appearance of these parts of the building.	Yes

4Q-1 Universal Design Universal design features are included in apartment design to promote flexible housing for all community members.	10 adaptable apartment units are proposed.	Yes
4Q-2 Universal Design A variety of apartments with adaptable designed are provided.	Adaptable units are located on all levels of the building. Further opportunity for variety of unit sizes will be available in future stages of residential development on the site as well as units already provided in the residential flat building approved by DA/2018/1223/1.	Yes
4Q-3 Universal Design Apartment layouts are flexible and accommodate a range of lifestyle needs.	Living/dining room layouts are flexible. Study nooks could have other uses such as storage.	Yes
4S-1 Mixed Use Active frontages are provided.	The ground floor of the building forms part of the Podium Shopping Centre and incorporates retail tenancies addressing the street with dedicated pedestrian paths. No further ground floor activation is required by this application.	Yes
4S-2 Mixed Use Entries and car parking areas are separate.	Residential units are provided access through a separated entry foyer with elevators for the exclusive use of residents. A car park for residents is provided with physical separation from commercial parking.	Yes
4T-1 Awnings and Signage Awnings are well located and complement and integrate with the building design.	Complies through DA/2018/1223/1.	Yes
4T-2 Awnings and Signage Signage responds to the context and desired streetscape character.	Signage not proposed at this stage.	NA
4U-1 Energy Efficiency Development incorporates passive environmental design.	Complies.	Yes
4U-2 Energy Efficiency Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer.	Complies.	Yes
4U-3 Energy Efficiency Adequate natural ventilation minimises the need for mechanical ventilation.	Natural cross ventilation is optimised to the units generally and natural ventilation is available to all habitable rooms.	Yes
4V-1 Water Management and Conservation Potable water use is minimised.	Is able to comply	Yes
4V-2 Water Management and Conservation	A combination of OSD, rainwater tanks, and landscape gardens are proposed /	Yes

Urban stormwater is treated on site before being discharged to receiving waters.	approved for the development as a whole.	
4V-3 Water Management and Conservation Flood management systems are integrated into the site design.	Stormwater detention is located underground as approved under DA/2018/1223/1.	Yes
4W-1 Waste Management Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	The waste storage area in the basement area will not be visible from the street. The waste collection area is already approved to be visible to the street, however, is within a loading dock area that has been co-located with retail loading and collection spaces.	Yes
4W-2 Waste Management Domestic waste is minimised by providing safe and convenient source separation and recycling.	Separate chute systems encourage waste to be separated at each level of the building.	Yes
4X-1 Building Maintenance Building design detail provides protection from weathering.	Complies.	Yes
4X-2 Building Maintenance Systems and access enable ease of maintenance.	Generally compliant, most windows are located within balcony areas and are fully opening to enable ease of cleaning without compromising safety.	Yes
4X-3 Building Maintenance Material selection reduces ongoing maintenance costs.	A condition is recommended for graffiti resistant paint to be used. Sensors to control artificial lighting in common circulation spaces to achieve CPTED principals.	Yes