



**STATE SIGNIFICANT
DEVELOPMENT
APPLICATION
DESIGN REPORT
VOL 4 – BUILDING ADG**

25 MOSS VALE ROAD, BOMADERRY
UPDATE JUNE 2025

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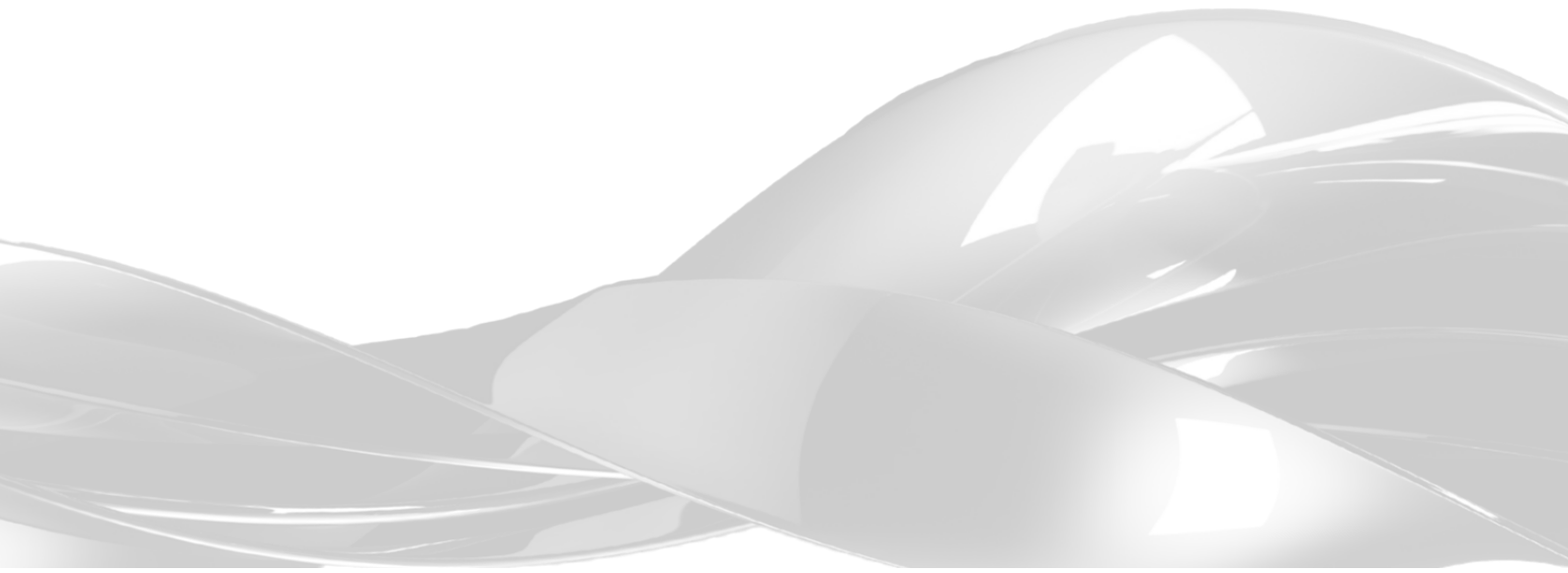
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We acknowledge that there is more than 60,000 years of continuous Aboriginal connection to the land that makes up NSW.

We recognise that, as part of the world's oldest living culture, the Traditional Aboriginal and Torres Strait Islander Owners and Custodians of the Australian continent and adjacent islands share a unique bond to Country — a bond forged through thousands of years of travelling across lands and waterways for ceremony, religion, trading, and seasonal migration.

Aboriginal people maintain a strong belief that if we care for Country, it will care for us. The land areas surrounding this proposed development area is custodially cared for by the Tharawal People.

Country takes in everything within the physical, cultural and spiritual landscape - landforms, water, air, trees, rocks, plants, animals, foods, medicines, minerals, stories and special places. It includes cultural practice, kinship, knowledge, songs, stories and art, as well as spiritual beings and people: past, present and emerging.





BUILDING A: ADG COMPLIANCE

CL	Objective	Response	Complies
Pr6	<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>All rooms have been appropriately dimensioned with minimum widths achieved throughout the building. Living spaces are adjacent to open balconies and/or windows. The orientation of the living spaces face optimises solar access measured against other constraints and opportunities, including the street layout and preferred outlooks. The layouts consider natural cross ventilation. Each unit is designed efficiently with minimal hallway lengths and bedrooms positioned to allow for acoustic and visual privacy from adjoining units. Compliant storage areas are provided within each unit and/or in association with the building parking area. Ease of access is achieved throughout the building for all ages and degrees of mobility.</p>	
3A Site Analysis			
3A-1	<p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>A comprehensive site analysis has been included as part of the master plan included in the submission that describes and establishes the local and immediate context, opportunities, and constraints and how these have led to key design decisions for the project.</p>	
3B Orientation			
3B-1	<p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<p>Buildings within the development respond to the street and site context. Specifically:</p> <p>Building A: Building is aligned to and built to the boundary of the Village High Street. The residential is aligned to the street, set back on the upper level of the</p>	

predominantly commercial building.

3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	Overshadowing of neighbouring properties has been minimised through the form of the proposed development and building siting throughout the master plan. Shadow Diagrams have been provided in the Master Plan Drawings.
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3C Public Domain Interface

3C-1	Transition between private and public domain is achieved without compromising safety and security	These apartments are shop top, utilising a shared entry lobby adjacent to the commercial given the small number of units and that they will be tenanted and used as part of the SCCH operation of this building as the CHPs corporate headquarters.
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3C2	Amenity of the public domain is retained and enhanced	This development is an integrated master plan. The character of the public domain is being developed as part of this submission, and the design is integrated with the intended future character of the area.
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3D Communal and Public Open Space

3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Communal area is provided within at roof level, and through a public square and park at street level.
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Design Criteria

Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	Achieved
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Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	Achieved
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3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The site master plan and each individual building provide access to quality open spaces to cater to a diverse resident community.
3D-3	Communal open space is designed to maximise safety	Communal open spaces have been designed to comply with appropriate safety requirements. Areas are open and accessible and can be viewed from surrounding units and common areas to provide passive surveillance.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	This is a new community. Public open space, as defined in the master plan, has been designed to facilitate use and movement within the village and create a quality urban environment for the future residents.

3E Deep Soil Zones

3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	The proposal as an overall greatly exceeds the requirements for deep soil. Buildings A which is a mixed use buildings fronting to the main street, on a large site primarily used for on grade parking. It does however provide 13.5% of the site being available for deep soil planting
	Required % of Site Area 7%	Building A: Deep soil represents 13.5% of Site A area
	Minimum Dimension Less than 650m ² = - 650-1500m ² = 3m Greater than 1500m ² = 6m	Building A: Complies to area noted above

3F Visual Privacy

3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Adequate separation distances are achieved throughout the proposed development.
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Design Criteria

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:

Buildings up to 12M (4 Storeys)

Habitable Rooms & Balconies – 6m

Non-Habitable Rooms – 3m

3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	The units provide an appropriate response to the context, providing balconies and habitable rooms that orientate to the views (both distant and those created within the site).
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3G Pedestrian Access and Entries

3G-1	Building entries and pedestrian access connects to and addresses the public domain	The address point of for Building A relates to the public domain and addressed to the Village High Street, with building entries directly visible from this street.
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3G2	Access, entries and pathways are accessible and easy to identify.	The entry points and building lobby is directly addressing the street and associated open spaces.
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3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	The master plan introduces several new streets and open spaces providing a permeable network through the overall site.
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3H Vehicle Access

3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between	Vehicle access is provided perpendicular to the street in each location and has been considered
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pedestrians and vehicles and create high quality streetscapes

in the development of the streetscape. Vehicle parking has been designed with consideration of the topography and the efficient and effective provision of parking for the overall development. Building A is a mixed use building and includes a large carpark servicing the surrounding public and commercial activities, in addition to an undercroft parking area for tenants of the building.

3J Bicycle and Car Parking

3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking has been assessed as part of the traffic study and the parking provided is reflective of that assessment, taking into consideration the Council requirements and the provisions of the Housing SEPP.
3J-2	Parking and facilities are provided for other modes of transport	Off-street parking is provided for motorcycles and cycles in addition to the provision for cars.
3J-3	Car park design and access is safe and secure	Parking is provided with secure shuttered entry, with secure lift access to the residential floors. The design has been assessed by a CPTED expert for compliance and best practice.
3J-4	Visual and environmental impacts of underground car parking are minimised	Car parking has been designed to work with the site topography. This strategy minimises excavation while still retaining the landform screening the parking areas. This also allows the parking areas to operate with natural ventilation rather than mechanical systems.
3J-5	Visual and environmental impacts of on-grade car parking are minimised.	Building A on grade parking relates to the commercial areas of the development rather than the small amount of residential area.
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	Not Applicable. There is no above ground parking provided.

4A Solar and Daylight Access

4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Orientation has been considered in the design of the building forms. All apartments in Building A receive sunlight in mid-winter, with 5 of the 6 units exceeding 3 hours.
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Design Criteria

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Achieved documented in the building drawing package.
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A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Every unit in Building A receives some sunlight in mid winter.
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4A-2	Daylight access is maximised where sunlight is limited	Achieved
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4A-3	Design incorporates shading and glare control, particularly for warmer months	A variety of mitigation measures are used including the ratio of solid and void, awnings, projecting balconies, shrouds, pergolas and sunshades.
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4B Natural Ventilation

4B -1	All habitable rooms are naturally ventilated.	Achieved
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4B-2	The layout and design of single aspect apartments maximises natural ventilation	All units in the building are dual aspect
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4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents with the criteria:	Building A has 100% cross ventilation
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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

4C Ceiling Heights

4C-1 Ceiling height achieves sufficient natural ventilation and daylight access to the following criteria:

Minimum ceiling height for:

Habitable rooms 2.7m

Non-Habitable Rooms - 2.4m

4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms

Ceiling heights are proportional

4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building

Ceiling heights provide appropriate response given the location and purpose of the development.

4D Apartment Size and Layout

4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Achieved

Criteria

Minimum Internal areas

Studio: 35m²

1 Bedroom: 50m²

2 Bedroom: 70m²

3 Bedroom: 90m²

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

Apartment sizes are equal to or exceed the minimum areas.

Achieved. 4 of the apartments in Building A (which are intended as short-term apartment use) have a bedroom area that can be separated from the living area, but these have been classified as Studio units related to the borrowed light and ventilation from the living areas.

4D-2 Environmental performance of the apartment is maximised

The environmental performance of each apartment has been carefully considered to optimise environmental performance.

Design Criteria

Habitable room depths are limited to a maximum of 2.5 x the ceiling height

Achieved

In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

The maximum habitable room depth of an open plan layout in any given apartment is less than 8.0 metres.

4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.

Achieved

Design Criteria

Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)

The minimum area of a master bedroom is 10sqm.

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space)

Living rooms or combined living/dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments or 4m for 2 and 3 bedroom apartments

The units provide living areas in excess of the minimum dimensions

4E Private Open Space & Balconies

4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity

Balconies are provided to each studio apartment, despite studios not requiring balconies in accordance with the ADG.

Design Criteria

All apartments are required to have primary

balconies as follows:

Studio 4m² / -

1 Bed 8m²/2m

2 Bed 10m²/2m

3+ Bed 12m²/2.4m

All buildings provide balconies meeting or exceeding the balcony requirements with the exception of Building A Unit A3.06 (1 Bed) where the minimum balcony width is not achieved (width 1.2m) however this unit has direct access to a large communal terrace.

The minimum balcony depth to be counted as contributing to the balcony area is 1m

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

Building A comprises of elevated shop-top apartments with no residential at ground level.

4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

Balconies have been considered in the design and articulation of the building structures.

4E-4 Private open space and balcony design maximises safety

Balconies contribute to the overlooking of public spaces as par to the passive surveillance within the overall master plan

4F Common Spaces

4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments

The apartment level has an external covered circulation, adjoining the communal open space.

The maximum number of apartments off a circulation core is eight

There are 6 apartments off the core.

4F2 Common circulation spaces promote safety and provide for social interaction between residents

Common circulation corridors or gallery accessways are appropriately generous in width, providing convenience and the opportunity for residents to meet and chat.

4G Storage

4G-1 Adequate, well-designed storage is provided in each apartment

Storage is provided within each apartment appropriate to the requirements

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Studio 4m³

1 Bed 6m³

2 Bed 8m³

3 Bed 10m³

At least 50% of the required storage is to be located within the apartment

4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	As Above
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4H Acoustic Privacy

4H-1	Noise transfer is minimised through the siting of buildings and building layout	Apartments are configured appropriately
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4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	The functions of the apartments are back to back minimising incongruous usage.
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4J Noise and Pollution

4J-1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Buildings are set back from the main road and the building form is used to assist in shielding open spaces from adverse traffic noise from outside the site.
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4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The buildings are designed using masonry construction providing appropriate mitigation of adverse conditions.
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4K Apartment Mix

4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	The apartment mix is skewed to smaller units, reflecting the needs of the social and affordable housing waiting lists. The smaller apartments are complemented by the associated housing development which are predominantly 3 bedroom + units.
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4K-2	The apartment mix is distributed to suitable locations within the building	The apartments in building A are on one level over the commercial activities.
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4L Ground Floor Apartments

4L-1	Street frontage activity is maximised where ground floor apartments are located	Not Applicable
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4L-2	Design of ground floor apartments delivers amenity and safety for residents	Not Applicable
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4M Facades

4M-1	Building facades provide visual interest along the street while respecting the character of the local area	The building facades build on a material palette that is reflected throughout the village while each having a unique articulation and expression.
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4M-2	Building functions are expressed by the façade	Achieved
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4N Roof Design

4N-1	Roof treatments are integrated into the building design and positively respond to the street	The roof treatment of Building A defines the difference in the residential compared to the commercial levels, and provides a recessed form and material definition to the residential and communal areas.
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4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	The roof terraces on Buildings A reflect the mixed use and high street position.
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4N-3	Roof design incorporates sustainability features	The roof forms contribute to the shading of the building has the potential for solar collectors to contribute to the sustainable performance of the building.
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4O Landscape Design

4O-1	Landscape design is viable and sustainable	The landscape has been designed reflective of the context and character of the development. It has also been considered for long term management considerations given that SCCH will be responsible for much of the management of these buildings.
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4O-2	Landscape design contributes to the streetscape and amenity	Achieved
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4P Planting on Structures

4P-1	Appropriate soil profiles are provided	Where planting on structures are proposed it is anticipated that this will be achieved through potted solutions appropriate with the management regime.
4P-2	Plant growth is optimised with appropriate selection and maintenance	This is considered in the landscape design and via the SCCH maintenance procedures.
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Achieved

4Q Universal Design

4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	The design of all buildings provide common area circulation compliant with AS1428.1. Adaptable apartments are provided in excess of the minimum requirement.
4Q-2	A variety of apartments with adaptable designs are provided	All the building A apartments achieve Livable Housing Silver Standard
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A variety of apartment layouts are provided throughout the development. The apartments in Building A are of a particular type related to the planned occupation and use of these units within the SCCH portfolio.

4R Adaptive Reuse

4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not Applicable
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not Applicable

4S Mixed Use

4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	This mixed use buildings fronts to the Village High Street.
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4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Achieved
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	Landscaped communal open space should be provided at podium or roof levels	Achieved
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4T Awnings & Signage

4T-1	Awnings are well located and complement and integrate with the building design	Awnings are provided to the Village High Street frontage associated with the retail and commercial activities.
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4T-2	Signage responds to the context and desired streetscape character	Not Applicable
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4U Energy Efficiency

4U-1	Development incorporates passive environmental design	Achieved
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4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Achieved
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4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	All apartments in the building incorporate dual aspect cross ventilation.
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4V Water Management and Conservation

4V-1	Potable water use is minimised	Potable water use is minimised using: Water efficient fittings and appliances Collection of rainwater to be reused on site. Drought tolerant, native species are used in landscaped areas
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4V-2	Urban stormwater is treated on site before being discharged to receiving waters	The site is subject to an overall water management strategy as previously approved, including
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detention and water quality control prior to discharge.

4W Waste Management

4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents

Achieved

4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling

Provision for differentiated bins is provided.

4X Building Maintenance

4X-1 Building design detail provides protection from weathering

The apartment buildings are predominantly Face masonry providing a long lasting, low maintenance finish. Metalwork is typically prefinished in a long lasting powdercoat process.

4X-2 Systems and access enable ease of maintenance

Achieved

4X-3 Material selection reduces ongoing maintenance costs

Material considerations have been prioritised given that SCCH will provide ongoing management and maintenance of a majority of these buildings.

BUILDING F: ADG COMPLIANCE

CL	Objective	Response	Complies
Pr6	<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>All rooms have been appropriately dimensioned with minimum widths achieved throughout the building. Living spaces are adjacent to open balconies and/or windows. The orientation of the living spaces face optimises solar access measured against other constraints and opportunities, including the street layout and preferred outlooks. The layouts consider natural cross ventilation. Each unit is designed efficiently with minimal hallway lengths and bedrooms positioned to allow for acoustic and visual privacy from adjoining units. Compliant storage areas are provided within each unit and/or in association with the building parking area. Ease of access is achieved throughout the building for all ages and degrees of mobility.</p>	
3A Site Analysis			
3A-1	<p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>A comprehensive site analysis has been included as part of the master plan included in the submission that describes and establishes the local and immediate context, opportunities, and constraints and how these have led to key design decisions for the project.</p>	
3B Orientation			
3B-1	<p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<p>Buildings within the development respond to the street and site context. Specifically Building F: orientates the primary long frontage to the northwest. Building form is angled in part to form an aligned frontage to the side residential streets. A majority of the apartments have direct</p>	

solar access for more than 3 hours each day.

3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	Overshadowing of neighbouring properties has been minimised through the form of the proposed development and building siting throughout the master plan. Shadow Diagrams have been provided in the Master Plan Drawings.
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3C Public Domain Interface

3C-1	Transition between private and public domain is achieved without compromising safety and security	The Building has a distinct entries to the street. Gates, fencing and walls provide considered definition of private and public space.
3C2	Amenity of the public domain is retained and enhanced	This development is part of an integrated master plan. The character of the public domain is being developed as part of this submission and the design is integrated with the intended future character of the area.

3D Communal and Public Open Space

3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Communal area is provided. As advised by the State Design Review Panel, private courtyards have been created at ground level. The SDRP considered the immediate location of the parkland opposite (created as part of the proposed development) as an appropriate response to providing quality open space for the building.
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Design Criteria

Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)

Achieved

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)

This criterion is achieved on all buildings

3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	While the communal space provided has limitations, as discussed with the SDRP, the adjacent parkland provides a range of opportunities for recreational activities.
3D-3	Communal open space is designed to maximise safety	Communal open spaces have been designed to comply with appropriate safety requirements. Areas are open and accessible and are able to be viewed from surrounding units and common areas to provide passive surveillance.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	This is a new community. Public open space, as defined in the master plan, has been designed to facilitate use and movement within the village and create a quality urban environment for the future residents.

3E Deep Soil Zones

3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	The proposal as an overall greatly exceeds the requirements for deep soil. Building F provides 27.6% of the site area available for deep soil planting.
	Required % of Site Area 7%	Building F: Deep soil represents 27.6% of site area.
	Minimum Dimension Less than 650m ² = - 650-1500m ² = 3m Greater than 1500m ² = 6m	Building F: Complies to area noted above

3F Visual Privacy

3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Adequate separation distances are achieved throughout the proposed development. There is some deviation from the prescribed criteria as noted below.
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Design Criteria

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: Buildings up to 12M (4 Storeys) Habitable Rooms & Balconies – 6m Non-Habitable Rooms – 3m	Generally, the project complies with the following variations: Building F: The corner of the balcony to the master bedroom of unit 1.05 (2.05 and 3.04 Similar) projects into the 6m setback by approximately 700mm affecting approx. 0.5m ² of the balcony area.
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3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	The units throughout the buildings provide an appropriate response to the context, providing balconies and habitable rooms that orientate to the views (both distant and those created within the site).
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3G Pedestrian Access and Entries

3G-1	Building entries and pedestrian access connects to and addresses the public domain	The address point of all buildings relates to the public domain and, with building entries directly visible from the street.
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3G2	Access, entries and pathways are accessible and easy to identify.	Entry points and building lobbies are directly addressing the adjacent street and associated open spaces.
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3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	The master plan introduces several new streets and open spaces providing a permeable network through the overall site.
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3H Vehicle Access

3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicle access is provided perpendicular to the street in each location and has been considered in the development of the streetscape. Vehicle parking has been designed with consideration of the topography and the efficient and effective provision of parking for the overall development.
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3J Bicycle and Car Parking

3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking has been assessed as part of the traffic study and the parking provided is reflective of that assessment, taking into consideration the Council requirements and the provisions of the Housing SEPP.
3J-2	Parking and facilities are provided for other modes of transport	Off-street parking is provided for motorcycles and cycles in addition to the provision for cars.
3J-3	Car park design and access is safe and secure	Parking is provided with secure gated or shuttered entry, with secure lift access to the residential floors. The design has been assessed by a CPTED expert for compliance and best practice.
3J-4	Visual and environmental impacts of underground car parking are minimised	Car parking has been designed to work with the site topography. Building F utilises open voids to provide natural ventilation to the car parking area while keeping the visual impact of the carparking to a minimum.
3J-5	Visual and environmental impacts of on-grade car parking are minimised.	There is no on grade parking associated with this building
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	Not Applicable. There is no above ground parking provided.

4A Solar and Daylight Access

4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Orientation has been considered in the design of the building forms.
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Design Criteria

	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Achieved.
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	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Two units out of the overall development are affected, both within Building F. This is still less than 15 % of the Building F.
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4A-2	Daylight access is maximised where sunlight is limited	Achieved
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4A-3	Design incorporates shading and glare control, particularly for warmer months	A variety of mitigation measures are used including the ratio of solid and void, awnings, projecting balconies, shrouds, pergolas and sunshades.
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4B Natural Ventilation

4B -1	All habitable rooms are naturally ventilated.	Achieved
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4B-2	The layout and design of single aspect apartments maximises natural ventilation	There are only two single aspect apartments..
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4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents with the 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	The minimum 60 % is achieved on the basis of the overall project Building F achieves 85.7% of units having dual aspect cross ventilation.
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4C Ceiling Heights

4C-1 Ceiling height achieves sufficient natural ventilation and daylight access to the following criteria:

Minimum ceiling height for:

Habitable rooms 2.7m

Non-Habitable Rooms - 2.4m

4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms

The apartments with the large living areas (F3.02 & F3.03) have raked ceilings extending up to 3.5m high to reflect the style and proportion of the space. Generally other units achieve 2.7 meters within living areas appropriate to the efficient internal layouts.

4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building

Ceiling heights provide appropriate response given the location and purpose of the development.

4D Apartment Size and Layout

4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Criteria

Minimum Internal areas

Studio: 35m²

1 Bedroom: 50m²

2 Bedroom: 70m²

3 Bedroom: 90m²

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

Apartment sizes are equal to or exceed the minimum areas.

Achieved.

4D-2 Environmental performance of the apartment is maximised

The environmental performance of each apartment has been carefully considered to optimise environmental performance.

Design Criteria

Habitable room depths are limited to a maximum of 2.5 x the ceiling height

Achieved

In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

The maximum habitable room depth of an open plan layout in any given apartment is less than 8.0 metres.

4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.

Achieved

Design Criteria

Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)

The minimum area of a master bedroom is 10sqm.

The minimum area of secondary bedrooms within an apartment is 9sqm.

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space)

Living rooms or combined living/dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments or 4m for 2 and 3 bedroom apartments

The units provide living areas in excess of the minimum dimensions

4E Private Open Space & Balconies

4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The drawings illustrate appropriately sized private open space and balconies to enhance residential amenity.

Design Criteria

All apartments are required to have primary

balconies as follows:

Studio 4m² / -

1 Bed 8m²/2m

2 Bed 10m²/2m

All buildings provide balconies meeting or exceeding the balcony requirements.

3+ Bed12m2/2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m

For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m

The three apartments at ground level are provided with courtyards in excess of the minimum requirements.

4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

Balconies have been considered in the design and articulation of the building structures.

4E-4 Private open space and balcony design maximises safety

Balconies contribute to the overlooking of public spaces as part of the passive surveillance within the overall master plan

4F Common Spaces

4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments

Common circulation spaces provide amenity to the buildings. These are generous in width and are all provided with access to natural light and ventilation

The maximum number of apartments off a circulation core is eight

Building F has a maximum of 5 units per floor.

4F2 Common circulation spaces promote safety and provide for social interaction between residents

Common circulation corridors or gallery accessways are appropriately generous in width, providing convenience and the opportunity for residents to meet and chat.

4G Storage

4G-1 Adequate, well-designed storage is provided in each apartment

Storage is provided within each apartment appropriate to the requirements

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Studio 4m³

1 Bed 6m³

2 Bed 8m³

3 Bed 10m³

At least 50% of the required storage is to be located within the apartment

4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	As Above
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4H Acoustic Privacy

4H-1	Noise transfer is minimised through the siting of buildings and building layout	Apartments are configured appropriately
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4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Apartments are generally stacked to align noise sources and services to minimise adverse acoustic issues
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4J Noise and Pollution

4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	The buildings is set back from the road and the building form is used to assist in shielding open spaces from adverse traffic noise from outside the site.
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4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The buildings are designed using masonry construction providing appropriate mitigation of adverse conditions.
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4K Apartment Mix

4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	Building F is experimental in the type of apartments provided for this region. Twelve of the units provide the opportunity for dual key living, and each represent an oversized either 2 or three bedroom unit. The two penthouse units provide a luxury house scaled living opportunity, with prime views of the adjacent park and creek corridor, and distant views to the escarpment.
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4K-2	The apartment mix is distributed to suitable locations within the building	The apartments are typically repeated floors over the levels, simplifying construction and long-term management of the buildings.
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4L Ground Floor Apartments

4L-1	Street frontage activity is maximised where ground floor apartments are located	Habitable rooms are oriented to the street frontage.
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4L-2	Design of ground floor apartments delivers amenity and safety for residents	The design provides appropriate amenity for the ground floor apartments.
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4M Facades

4M-1	Building facades provide visual interest along the street while respecting the character of the local area	The building facades build on a material palette that is reflected throughout the village while each having a unique articulation and expression.
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4M-2	Building functions are expressed by the façade	Achieved
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4N Roof Design

4N-1	Roof treatments are integrated into the building design and positively respond to the street	The roof form (and top floor façade expression) differentiates the form and massing of the building, creating a distinct top to the structure.
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4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	The roof area is not used due to the pitched roof form and service areas.
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4N-3	Roof design incorporates sustainability features	The roof form contribute to the shading of the building and has the potential for solar collectors to contribute to the sustainable performance of the building.
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4O Landscape Design

4O-1	Landscape design is viable and sustainable	The landscape has been designed reflective of the context and character of the development. It has also been considered for long term management considerations given that SCCH will be responsible for much of the management of these buildings.
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4O-2	Landscape design contributes to the streetscape and amenity	Achieved
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4P Planting on Structures

4P-1	Appropriate soil profiles are provided	Where planting on structures are proposed it is anticipated that this will be achieved through potted solutions appropriate with the management regime.
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4P-2	Plant growth is optimised with appropriate selection and maintenance	This is considered in the landscape design and via the SCCH maintenance procedures.
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4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Achieved
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4Q Universal Design

4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	The design of all buildings provide common area circulation compliant with AS1428.1. Adaptable apartments are provided in excess of the minimum requirement.
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4Q-2	A variety of apartments with adaptable designs are provided	A variety of adaptable apartments are provided across the apartment buildings. 50% of the apartments achieve LHA Silver classification.
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4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A variety of apartment layouts are provided.
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4R Adaptive Reuse

4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not Applicable
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4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not Applicable
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4S Mixed Use

4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The two mixed use buildings containing apartments are both fronting to the Village High Street.
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4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Not Applicable to this building
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	Landscaped communal open space should be provided at podium or roof levels	Not Applicable to this building
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4T Awnings & Signage

4T-1	Awnings are well located and complement and integrate with the building design	Not Applicable to this building.
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4T-2	Signage responds to the context and desired streetscape character	Not Applicable to this building
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4U Energy Efficiency

4U-1	Development incorporates passive environmental design	Achieved
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4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Achieved
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4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	A significant number of apartments incorporate dual aspect cross ventilation.
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4V Water Management and Conservation

4V-1	Potable water use is minimised	Potable water use is minimised using: Water efficient fittings and appliances Collection of rainwater to be reused on site. Drought tolerant, native species are used in landscaped areas
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4V-2	Urban stormwater is treated on site before being discharged to receiving waters	The site is subject to an overall water management strategy as previously approved, including detention and water quality control prior to discharge.
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4W Waste Management

4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents

Achieved

4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling

Provision for differentiated bins is provided.

4X Building Maintenance

4X-1 Building design detail provides protection from weathering

The apartment buildings are predominantly Face masonry providing a long lasting, low maintenance finish. Metalwork is typically prefinished in a long lasting powdercoat process.

4X-2 Systems and access enable ease of maintenance

Achieved

4X-3 Material selection reduces ongoing maintenance costs

Material considerations have been prioritised given that SCCH will provide ongoing management and maintenance of a majority of these buildings.

BUILDING J: ADG COMPLIANCE

CL	Objective	Response	Complies
Pr6	<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>All rooms have been appropriately dimensioned with minimum widths achieved throughout the building. Living spaces are adjacent to open balconies and/or windows. The orientation of the living spaces face optimises solar access measured against other constraints and opportunities, including the street layout and preferred outlooks. The layouts consider natural cross ventilation. Each unit is designed efficiently with minimal hallway lengths and bedrooms positioned to allow for acoustic and visual privacy from adjoining units. Compliant storage areas are provided within each unit and/or in association with the building parking area. Ease of access is achieved throughout the building for all ages and degrees of mobility.</p>	
3A Site Analysis			
3A-1	<p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>A comprehensive site analysis has been included as part of the master plan included in the submission that describes and establishes the local and immediate context, opportunities, and constraints and how these have led to key design decisions for the project.</p>	
3B Orientation			
3B-1	<p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<p>Buildings within the development respond to the street and site context. Specifically Building J is aligned to the street. Apartments orientate to the east and west based on the site orientation to achieve separation and solar access.</p>	

3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	Overshadowing of neighbouring properties has been minimised through the form of the proposed development and building siting throughout the master plan. Shadow Diagrams have been provided in the Master Plan Drawings.
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3C Public Domain Interface

3C-1	Transition between private and public domain is achieved without compromising safety and security	The buildings is provided with a distinct entry to the street. Where appropriate fencing or walls provide considered definition of private and public space.
3C2	Amenity of the public domain is retained and enhanced	This development is an integrated master plan. The character of the public domain is being developed as part of this submission and the design is integrated with the intended future character of the area.

3D Communal and Public Open Space

3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Communal area is provided. As advised by the State Design Review Panel, private courtyards have been created at ground level. The SDRP considered the immediate location of the parkland opposite (created as part of the proposed development) as an appropriate response to providing quality open space for the building.
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Design Criteria

Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)

Achieved

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)

This criterion is achieved on all buildings

3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The site master plan and each individual building provide access to quality open spaces to cater to a diverse resident community.
3D-3	Communal open space is designed to maximise safety	Communal open spaces have been designed to comply with appropriate safety requirements. Areas are open and accessible and are able to be viewed from surrounding units and common areas to provide passive surveillance.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	This is a new community. Public open space, as defined in the master plan, has been designed to facilitate use and movement within the village and create a quality urban environment for the future residents.

3E Deep Soil Zones

3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	The proposal as an overall greatly exceeds the requirements for deep soil. On a building-by-building basis there is some variation, specifically in regard to Buildings A which is a mixed use buildings fronting to the main street, on a large site primarily used for on grade parking.
	Required % of Site Area 7%	Building J: Deep soil represents 28.4% of site area available for deep soil planting
	Minimum Dimension Less than 650m ² = - 650-1500m ² = 3m Greater than 1500m ² = 6m	Building J: Provides 4.8% with a min 6m width and a further 23.6% with a width between 3m and 6 metres.

3F Visual Privacy

3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Adequate separation distances are achieved throughout the proposed development. There is some deviation from the prescribed criteria as noted below.
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Design Criteria

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:

Buildings up to 12M (4 Storeys)

Habitable Rooms & Balconies – 6m

Non-Habitable Rooms – 3m

Generally, the project complies with the following variations:

The east setback to Building J is less than 6 metres as part of the master plan set out of the adjacent Building K which has a increased setback of approximately 12 metres giving a total building separation of approx. 15 metres.

3F-2

Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space

The units throughout the buildings provide an appropriate response to the context, providing balconies and habitable rooms that orientate to the views (both distant and those created within the site).

3G Pedestrian Access and Entries

3G-1

Building entries and pedestrian access connects to and addresses the public domain

The address point of all buildings relates to the public domain and, with building entries directly visible from the street.

3G2

Access, entries and pathways are accessible and easy to identify.

Entry points and building lobbies are directly addressing the adjacent street and associated open spaces.

3G-3

Large sites provide pedestrian links for access to streets and connection to destinations

The master plan introduces several new streets and open spaces providing a permeable network through the overall site.

3H Vehicle Access

3H-1

Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes

Vehicle access is provided perpendicular to the street in each location and has been considered in the development of the streetscape. Vehicle parking has been designed with consideration of the topography and the efficient and effective provision of parking for the overall development.

3J Bicycle and Car Parking

3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking has been assessed as part of the traffic study and the parking provided is reflective of that assessment, taking into consideration the Council requirements and the provisions of the Housing SEPP.
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3J-2	Parking and facilities are provided for other modes of transport	Off-street parking is provided for motorcycles and cycles in addition to the provision for cars.
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3J-3	Car park design and access is safe and secure	Parking is provided within a gated compound, with secure lift access to the residential floors. The design has been assessed by a CPTED expert for compliance and best practice.
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3J-4	Visual and environmental impacts of underground car parking are minimised	Car parking has been designed to work with the site topography. This strategy minimises excavation while still retaining the landform screening the parking areas. This also allows a majority of the parking areas to operate with natural ventilation rather than mechanical systems.
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3J-5	Visual and environmental impacts of on-grade car parking are minimised.	On grade parking is provided as part of Buildings J. Building J has on grade parking, which is partially screened by the sloped topography, and partially by the landscaped area surrounding the car parking.
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3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	Not Applicable. There is no above ground parking provided.
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4A Solar and Daylight Access

4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Orientation has been considered in the design of the building forms.
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Design Criteria

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.

This criteria is achieved both collectively and within each building as documented in each building drawing package.

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter

There are no units in the building in this category

4A-2 Daylight access is maximised where sunlight is limited

Achieved

4A-3 Design incorporates shading and glare control, particularly for warmer months

A variety of mitigation measures are used including the ratio of solid and void, awnings, projecting balconies, shrouds, pergolas and sunshades.

4B Natural Ventilation

4B -1 All habitable rooms are naturally ventilated.

All units in the building are naturally cross ventilated using a gallery access building form with a central atrium space that is open to the sky and to either end of the building

4B-2 The layout and design of single aspect apartments maximises natural ventilation

Achieved

4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents with the criteria:

100% of the apartments in Building J are cross ventilated.

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

4C Ceiling Heights

4C-1 Ceiling height achieves sufficient natural ventilation and daylight access to the following criteria:

Achieved

Minimum ceiling height for:

Habitable rooms 2.7m

Non-Habitable Rooms - 2.4m

4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms

Achieved

4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building

Ceiling heights provide appropriate response given the location and purpose of the development.

4D Apartment Size and Layout

4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Achieved

Criteria

Minimum Internal areas

Studio: 35m²

1 Bedroom: 50m²

2 Bedroom: 70m²

3 Bedroom: 90m²

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

Achieved.

4D-2 Environmental performance of the apartment is maximised

The environmental performance of each apartment has been carefully considered to optimise environmental performance.

Design Criteria

Habitable room depths are limited to a maximum of 2.5 x the ceiling height

Achieved

In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

The maximum habitable room depth of an open plan layout in any given apartment is less than 8.0 metres.

4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.

Achieved

Design Criteria

Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)

The minimum area of a master bedroom is 10sqm.

The minimum area of secondary bedrooms within an apartment is 9sqm.

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space)

Living rooms or combined living/dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments or 4m for 2 and 3 bedroom apartments

The units provide living areas in excess of the minimum dimensions

4E Private Open Space & Balconies

4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The drawings illustrate appropriately sized private open space and balconies to enhance residential amenity.

Design Criteria

All apartments are required to have primary

All buildings provide balconies meeting or exceeding the balcony requirements

balconies as follows:

Studio 4m² / -

1 Bed 8m²/2m

2 Bed 10m²/2m

3+ Bed12m2/2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m

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

Apartments are typically located at an elevated position related to the site topography and car parking under crofts. The four apartments at ground level are provided with private courtyards.

4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

Balconies have been considered in the design and articulation of the building structures.

4E-4 Private open space and balcony design maximises safety

Balconies contribute to the overlooking of public spaces as par to the passive surveillance within the overall master plan

4F Common Spaces

4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments

The maximum number of apartments off a circulation core is eight

Common circulation spaces provide amenity to the buildings. These are generous in width and are all provided with access to natural light and ventilation

Building J has nine apartments from the core, arranged in two separate wings with an open gallery circulation space.

While this exceeds the number of units as per the ADG, the separation of the units into two wings mitigates this issue.

4F2 Common circulation spaces promote safety and provide for social interaction between residents

Common circulation corridors or gallery accessways are appropriately generous in width, providing convenience and the opportunity for residents to meet and chat.

4G Storage

4G-1 Adequate, well-designed storage is provided in each apartment

Storage is provided within each apartment appropriate to the requirements

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Studio 4m³

1 Bed 6m³

2 Bed 8m³

3 Bed 10m³

At least 50% of the required storage is to be located within the apartment

4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	As Above
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4H Acoustic Privacy

4H-1	Noise transfer is minimised through the siting of buildings and building layout	Apartments are configured appropriately
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Apartments are generally stacked to align noise sources and services to minimise adverse acoustic issues

4J Noise and Pollution

4J-1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Buildings are set back from the main road and the building form is used to assist in shielding open spaces from adverse traffic noise from outside the site.
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The buildings are designed using masonry construction providing appropriate mitigation of adverse conditions.

4K Apartment Mix

4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	The apartment mix is skewed to smaller units, reflecting the needs of the social and affordable housing waiting lists. The smaller apartments are complemented by the associated housing development which are predominantly 3 bedroom + units.
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Building J is the nominated social housing block of the development, with the units being briefed to meet the requirements of the waiting list with the smaller apartment mix.

4K-2	The apartment mix is distributed to suitable locations within the building	The apartments are typically repeated floors over the levels, simplifying construction and long-term management of the buildings.
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4L Ground Floor Apartments

4L-1	Street frontage activity is maximised where ground floor apartments are located	Habitable rooms are oriented to the street frontage.
4L-2	Design of ground floor apartments delivers amenity and safety for residents	The design provides appropriate amenity for the ground floor apartments.

4M Facades

4M-1	Building facades provide visual interest along the street while respecting the character of the local area	The building facades build on a material palette that is reflected throughout the village while each having a unique articulation and expression.
4M-2	Building functions are expressed by the façade	Achieved

4N Roof Design

4N-1	Roof treatments are integrated into the building design and positively respond to the street	There are a variety of roof treatment responses relating to position, orientation and overall integrated building expression.
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Roof terraces are not used on this building
4N-3	Roof design incorporates sustainability features	The roof forms contribute to the shading of the buildings in some cases and have the potential for solar collectors to contribute to the sustainable performance of the building.

4O Landscape Design

4O-1	Landscape design is viable and sustainable	The landscape has been designed reflective of the context and character of the development. It has also been considered for long term management considerations given that SCCH will be responsible for much of the management of these buildings.
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4O-2	Landscape design contributes to the streetscape and amenity	Achieved
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4P Planting on Structures

4P-1	Appropriate soil profiles are provided	Not Applicable
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4P-2	Plant growth is optimised with appropriate selection and maintenance	Not Applicable
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4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Not Applicable
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4Q Universal Design

4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	The design of all buildings provide common area circulation compliant with AS1428.1. Adaptable apartments are provided in excess of the minimum requirement.
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4Q-2	A variety of apartments with adaptable designs are provided	A variety of adaptable apartments are provided across the apartment buildings. 78% of the apartments in Building J achieve LHA Silver classification.
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4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A variety of apartment layouts are provided.
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4R Adaptive Reuse

4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not Applicable
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4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not Applicable
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4S Mixed Use

4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The two mixed use buildings containing apartments are both fronting to the Village High Street.
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4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Not Applicable
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	Landscaped communal open space should be provided at podium or roof levels	Not Applicable
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4T Awnings & Signage

4T-1	Awnings are well located and complement and integrate with the building design	Awnings are provided to the Village High Street frontage associated with the retail and commercial activities. Localised entry canopies are provided integrated with the building design to other apartments.
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4T-2	Signage responds to the context and desired streetscape character	Not Applicable
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4U Energy Efficiency

4U-1	Development incorporates passive environmental design	Achieved
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4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Achieved
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4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	All apartments incorporate dual aspect cross ventilation.
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4V Water Management and Conservation

4V-1	Potable water use is minimised	Potable water use is minimised using: Water efficient fittings and appliances Collection of rainwater to be reused on site. Drought tolerant, native species are used in landscaped areas
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4V-2	Urban stormwater is treated on site before being discharged to receiving waters	The site is subject to an overall water management strategy as previously approved, including detention and water quality control prior to discharge.
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4W Waste Management

4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Achieved
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4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Provision for differentiated bins is provided.
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4X Building Maintenance

4X-1	Building design detail provides protection from weathering	The apartment buildings are predominantly Face masonry providing a long lasting, low maintenance finish. Metalwork is typically prefinished in a long lasting powdercoat process.
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4X-2	Systems and access enable ease of maintenance	Achieved
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4X-3	Material selection reduces ongoing maintenance costs	Material considerations have been prioritised given that SCCH will provide ongoing management and maintenance of a majority of these buildings.
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BUILDING K: ADG COMPLIANCE

CL	Objective	Response	Complies
Pr6	<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>All rooms have been appropriately dimensioned with minimum widths achieved throughout the building. Living spaces are adjacent to open balconies and/or windows. The orientation of the living spaces face optimises solar access measured against other constraints and opportunities, including the street layout and preferred outlooks. The layouts consider natural cross ventilation. Each unit is designed efficiently with minimal hallway lengths and bedrooms positioned to allow for acoustic and visual privacy from adjoining units. Compliant storage areas are provided within each unit and/or in association with the building parking area. Ease of access is achieved throughout the building for all ages and degrees of mobility.</p>	
3A Site Analysis			
3A-1	<p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>A comprehensive site analysis has been included as part of the master plan included in the submission that describes and establishes the local and immediate context, opportunities, and constraints and how these have led to key design decisions for the project.</p>	
3B Orientation			
3B-1	<p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<p>Buildings within the development respond to the street and site context. Specifically Building K is oriented and built to the eastern Village High Street boundary. Units orient to the east and west with the long axis of the building, providing an appropriate response to the context and solar access.</p>	

3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	Overshadowing of neighbouring properties has been minimised through the form of the proposed development and building siting throughout the master plan. Shadow Diagrams have been provided in the Master Plan Drawings.
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3C Public Domain Interface

3C-1	Transition between private and public domain is achieved without compromising safety and security	Building K fronts directly to the Village High Street. The residential entry is at the northern end of the building providing an appropriate end to the commercial development, and allowing the ground floor communal areas to have direct northern sunlight.
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3C2	Amenity of the public domain is retained and enhanced	This development is an integrated master plan. The character of the public domain is being developed as part of this submission and the design is integrated with the intended future character of the area.
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3D Communal and Public Open Space

3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Communal area is provided within each individual building, including open green space. In Building K, shared communal rooms and facilities are provided at each level of the building.
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Design Criteria

Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	Achieved
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Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	This criterion is achieved on all buildings
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3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The site master plan and each individual building provide access to quality open spaces to cater to a diverse resident community.
3D-3	Communal open space is designed to maximise safety	Communal open spaces have been designed to comply with appropriate safety requirements. Areas are open and accessible and can be viewed from surrounding units and common areas to provide passive surveillance.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	This is a new community. Public open space, as defined in the master plan, has been designed to facilitate use and movement within the village and create a quality urban environment for the future residents.

3E Deep Soil Zones

3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	The proposal as an overall greatly exceeds the requirements for deep soil.
	Required % of Site Area 7%	Building K: Deep soil represents 20.4% of site area
	Minimum Dimension Less than 650m ² = - 650-1500m ² = 3m Greater than 1500m ² = 6m	Building K: Complies to area noted above

3F Visual Privacy

3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Adequate separation distances are achieved throughout the proposed development. There is some deviation from the prescribed criteria as noted below.
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Design Criteria

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:

Buildings up to 12M (4 Storeys)

Habitable Rooms & Balconies – 6m

Non-Habitable Rooms – 3m

Complies

The separation between Building K and Building J is approximately 15 metres, made up of a setback of approximately 12 metres to Building K, and 3 metres to Building J.

3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space

The units throughout the buildings provide an appropriate response to the context, providing balconies and habitable rooms that orientate to the views (both distant and those created within the site).

3G Pedestrian Access and Entries

3G-1 Building entries and pedestrian access connects to and addresses the public domain

The address point of all buildings relates to the public domain and, with building entries directly visible from the street.

3G2 Access, entries and pathways are accessible and easy to identify.

Entry points and building lobbies are directly addressing the adjacent street and associated open spaces.

3G-3 Large sites provide pedestrian links for access to streets and connection to destinations

The master plan introduces several new streets and open spaces providing a permeable network through the overall site.

3H Vehicle Access

3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes

Vehicle access is provided perpendicular to the street. Vehicle parking has been designed with consideration of the topography and the efficient and effective provision of parking for the overall development.

3J Bicycle and Car Parking

3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking has been assessed as part of the traffic study and the parking provided is reflective of that assessment, taking into consideration the Council requirements and the provisions of the Housing SEPP.
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3J-2	Parking and facilities are provided for other modes of transport	Off-street parking is provided for motorcycles and cycles in addition to the provision for cars.
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3J-3	Car park design and access is safe and secure	Parking is provided with secure gated or shuttered entry, with secure lift access to the residential floors. The design has been assessed by a CPTED expert for compliance and best practice.
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3J-4	Visual and environmental impacts of underground car parking are minimised	Car parking has been designed to work with the site topography. This strategy minimises excavation while still retaining the landform screening the parking areas. This also allows a majority of the parking areas to operate with natural ventilation rather than mechanical systems.
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3J-5	Visual and environmental impacts of on-grade car parking are minimised.	On grade parking is provided as part of Building K, with parking provided for short term and commercial tenant use within the driveway area. Long term and resident parking use is contained in a basement area.
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3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	Not Applicable. There is no above ground parking provided.
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4A Solar and Daylight Access

4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Orientation has been considered in the design of the building forms.
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Design Criteria

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.

This criteria is achieved both collectively and within each building as documented in each building drawing package.

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter

Not Applicable. All units receive sunlight in mid winter.

4A-2 Daylight access is maximised where sunlight is limited

Achieved

4A-3 Design incorporates shading and glare control, particularly for warmer months

A variety of mitigation measures are used including the ratio of solid and void, awnings, projecting balconies, shrouds, pergolas and sunshades.

4B Natural Ventilation

4B -1 All habitable rooms are naturally ventilated.

Achieved

4B-2 The layout and design of single aspect apartments maximises natural ventilation

Achieved, including the use of dual aspects to balconies to promote single orientation breeze capture.

4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents with the 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

The minimum 60 % is achieved on the basis of the overall project. Building K as an individual structure does not achieve the 60% cross ventilation given the apartment format as driven by the brief and intended use of the building requiring a large number of small apartments with shared on floor communal areas. All apartments do however feature window and/or door openings in two directions to the balcony area.

4C Ceiling Heights

4C-1 Ceiling height achieves sufficient natural ventilation and daylight access to the following criteria:

Minimum ceiling height for:

Habitable rooms 2.7m

Non-Habitable Rooms - 2.4m

4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	The apartments with the large living areas (F3.02 & F3.03) have raked ceilings extending up to 3.5m high to reflect the style and proportion of the space. Generally other units achieve 2.7 meters within living areas appropriate to the efficient internal layouts.
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4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	Ceiling heights provide appropriate response given the location and purpose of the development.
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4D Apartment Size and Layout

4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Achieved
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Criteria

Minimum Internal areas	Apartment sizes are equal to or exceed the minimum areas.
Studio: 35m ²	
1 Bedroom: 50m ²	
2 Bedroom: 70m ²	
3 Bedroom: 90m ²	

Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Achieved.
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4D-2	Environmental performance of the apartment is maximised	The environmental performance of each apartment has been carefully considered to optimise environmental performance.
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Design Criteria

Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Achieved
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In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

The maximum habitable room depth of an open plan layout in any given apartment is less than 8.0 metres.

4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.	Achieved
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Design Criteria

Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)

The minimum area of a master bedroom is 10sqm.

The minimum area of secondary bedrooms within an apartment is 9sqm.

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space)

Living rooms or combined living/dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments or 4m for 2 and 3 bedroom apartments

The units provide living areas in excess of the minimum dimensions

4E Private Open Space & Balconies

4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	The drawings illustrate appropriately sized private open space and balconies to enhance residential amenity.
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Design Criteria

All apartments are required to have primary

All buildings provide balconies meeting or exceeding the balcony requirements.

balconies as follows:

Studio 4m² / -

1 Bed 8m²/2m

2 Bed 10m²/2m

3+ Bed 12m²/2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m

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

There are no apartments at ground level in this building.

4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

Balconies have been considered in the design and articulation of the building structures.

4E-4 Private open space and balcony design maximises safety

Balconies contribute to the overlooking of public spaces as par to the passive surveillance within the overall master plan

4F Common Spaces

4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments

The maximum number of apartments off a circulation core is eight

Common circulation spaces provide amenity to the buildings. These are generous in width and are all provided with access to natural light and ventilation

Building K has 14 units from a shared core. As per the detailed description of the building, this is driven by the particular typology and brief for this building. The building floor is broken up with a large communal area on each floor providing differentiation between the units to the north and units to the south of the building.

4F2 Common circulation spaces promote safety and provide for social interaction between residents

Common circulation corridors or gallery accessways are appropriately generous in width, providing convenience and the opportunity for residents to meet and chat.

4G Storage

4G-1 Adequate, well-designed storage is provided in each apartment

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Storage is provided within each apartment appropriate to the requirements

Studio 4m³

1 Bed 6m³

2 Bed 8m³

3 Bed 10m³

At least 50% of the required storage is to be located within the apartment

4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	As Above
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4H Acoustic Privacy

4H-1	Noise transfer is minimised through the siting of buildings and building layout	Apartments are configured appropriately
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4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Apartments are generally stacked to align noise sources and services to minimise adverse acoustic issues
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4J Noise and Pollution

4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	The building fronts to the Village High Street which is a slow speed area. The building form is used to assist in shielding open spaces from adverse traffic noise from outside the site.
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4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The buildings are designed using masonry construction providing appropriate mitigation of adverse conditions.
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4K Apartment Mix

4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	The apartment mix is skewed to smaller units, reflecting the needs of the social and affordable housing waiting lists. The smaller apartments are complemented by the associated housing development which are predominantly 3 bedroom + units.
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4K-2	The apartment mix is distributed to suitable locations within the building	The apartments are typically repeated floors over the levels, simplifying construction and long-term management of the buildings.
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4L Ground Floor Apartments

4L-1	Street frontage activity is maximised where ground floor apartments are located	There are no apartments at ground level in this building.
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4L-2	Design of ground floor apartments delivers amenity and safety for residents	There are no apartments at ground level in this building.
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4M Facades

4M-1	Building facades provide visual interest along the street while respecting the character of the local area	The building facades build on a material palette that is reflected throughout the village while each having a unique articulation and expression.
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4M-2	Building functions are expressed by the façade	Achieved
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4N Roof Design

4N-1	Roof treatments are integrated into the building design and positively respond to the street	Building K has a large roof terrace.
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4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Roof terraces are used for Building K reflecting the mixed use and high street position.
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4N-3	Roof design incorporates sustainability features	The roof forms has the potential for solar collectors to contribute to the sustainable performance of the building. Rainwater is collected for irrigation purposes.
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4O Landscape Design

4O-1	Landscape design is viable and sustainable	The landscape has been designed reflective of the context and character of the development. It has also been considered for long term management considerations given that SCCH will be responsible for much of the management of these buildings.
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4O-2	Landscape design contributes to the streetscape and amenity	Achieved
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4P Planting on Structures

4P-1	Appropriate soil profiles are provided	Where planting on structures are proposed it is anticipated that this will be achieved through potted solutions appropriate with the management regime.
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4P-2	Plant growth is optimised with appropriate selection and maintenance	This is considered in the landscape design and via the SCCH maintenance procedures.
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4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Achieved
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4Q Universal Design

4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	The design of all buildings provide common area circulation compliant with AS1428.1. Adaptable apartments are provided in excess of the minimum requirement.
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4Q-2	A variety of apartments with adaptable designs are provided	A variety of adaptable apartments are provided across the apartment buildings. 57% of the apartments achieve LHA Silver classification.
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4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A variety of apartment layouts are provided.
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4R Adaptive Reuse

4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not Applicable
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4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not Applicable
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4S Mixed Use

4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	This building is mixed use.
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4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Achieved
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	Landscaped communal open space should be provided at podium or roof levels	Achieved
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4T Awnings & Signage

4T-1	Awnings are well located and complement and integrate with the building design	Awnings are provided to the Village High Street frontage associated with the retail and commercial activities. Localised entry canopies are provided integrated with the building design to other apartments.
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4T-2	Signage responds to the context and desired streetscape character	Not Applicable
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4U Energy Efficiency

4U-1	Development incorporates passive environmental design	Achieved
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4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Achieved
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4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	Ventilation has been considered in the design.
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4V Water Management and Conservation

4V-1	Potable water use is minimised	Potable water use is minimised using: Water efficient fittings and appliances Collection of rainwater to be reused on site. Drought tolerant, native species are used in landscaped areas
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4V-2	Urban stormwater is treated on site before being discharged to receiving waters	The site is subject to an overall water management strategy as previously approved, including detention and water quality control prior to discharge.
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4W Waste Management

4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents

Achieved

4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling

Provision for differentiated bins is provided.

4X Building Maintenance

4X-1 Building design detail provides protection from weathering

The apartment buildings are predominantly Face masonry providing a long lasting, low maintenance finish. Metalwork is typically prefinished in a long lasting powdercoat process.

4X-2 Systems and access enable ease of maintenance

Achieved

4X-3 Material selection reduces ongoing maintenance costs

Material considerations have been prioritised given that SCCH will provide ongoing management and maintenance of a majority of these buildings.

BUILDING M: ADG COMPLIANCE

CL	Objective	Response	Complies
Pr6	<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>All rooms have been appropriately dimensioned with minimum widths achieved throughout the building. Living spaces are adjacent to open balconies and/or windows. The orientation of the living spaces face optimises solar access measured against other constraints and opportunities, including the street layout and preferred outlooks. The layouts consider natural cross ventilation. Each unit is designed efficiently with minimal hallway lengths and bedrooms positioned to allow for acoustic and visual privacy from adjoining units. Compliant storage areas are provided within each unit and/or in association with the building parking area. Ease of access is achieved throughout the building for all ages and degrees of mobility.</p>	
3A Site Analysis			
3A-1	<p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>A comprehensive site analysis has been included as part of the master plan included in the submission that describes and establishes the local and immediate context, opportunities, and constraints and how these have led to key design decisions for the project.</p>	
3B Orientation			
3B-1	<p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<p>Buildings within the development respond to the street and site context. Specifically Building M: orients to the northern lot boundary, as part of creating an open space that contributes to the street frontage between buildings M&N. This orientation allows most</p>	

apartments to have a northern outlook towards the primary view.

3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	Overshadowing of neighbouring properties has been minimised through the form of the proposed development and building siting throughout the master plan. Shadow Diagrams have been provided in the Master Plan Drawings.
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3C Public Domain Interface

3C-1	Transition between private and public domain is achieved without compromising safety and security	Buildings are provided with distinct entries to the street. Where appropriate fencing or walls provide considered definition of private and public space.
3C2	Amenity of the public domain is retained and enhanced	This development is an integrated master plan. The character of the public domain is being developed as part of this submission and the design is integrated with the intended future character of the area.

3D Communal and Public Open Space

3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Communal area is provided within each individual building, including open green space.
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Design Criteria

Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)

Achieved

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)

This criterion is achieved on all buildings

3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The site master plan and each individual building provide access to quality open spaces to cater to a diverse resident community.
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3D-3	Communal open space is designed to maximise safety	Communal open spaces have been designed to comply with appropriate safety requirements. Areas are open and accessible and are able to be viewed from surrounding units and common areas to provide passive surveillance.
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3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	This is a new community. Public open space, as defined in the master plan, has been designed to facilitate use and movement within the village and create a quality urban environment for the future residents.
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3E Deep Soil Zones

3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	The proposal as an overall greatly exceeds the requirements for deep soil. Building M has over 50% of the site area available for deep soil planting.
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Required % of Site Area 7%	Building M: Deep soil represents 53% of site area
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Minimum Dimension	Building M: Complies to area noted above
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Less than 650m² = -

650-1500m² = 3m

Greater than 1500m² = 6m

3F Visual Privacy

3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Adequate separation distances are achieved throughout the proposed development. There is some deviation from the prescribed criteria as noted below.
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Design Criteria

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the	Complies
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side and rear boundaries are as follows:

Buildings up to 12M (4 Storeys)

Habitable Rooms & Balconies - 6m

Non-Habitable Rooms - 3m

3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	The units throughout the buildings provide an appropriate response to the context, providing balconies and habitable rooms that orientate to the views (both distant and those created within the site).
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3G Pedestrian Access and Entries

3G-1	Building entries and pedestrian access connects to and addresses the public domain	The address point of the buildings relates to the public domain with building entries directly from the internal private driveway and open space.
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3G2	Access, entries and pathways are accessible and easy to identify.	Complies
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3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	The master plan introduces several new streets and open spaces providing a permeable network through the overall site.
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3H Vehicle Access

3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicle access is provided perpendicular to the street in each location and has been considered in the development of the streetscape. Vehicle parking has been designed with consideration of the topography and the efficient and effective provision of parking for the overall development.
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3J Bicycle and Car Parking

3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking has been assessed as part of the traffic study and the parking provided is reflective of that assessment, taking into consideration the Council requirements and the provisions of the Housing SEPP.
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3J-2	Parking and facilities are provided for other modes of transport	Off-street parking is provided for motorcycles and cycles in addition to the provision for cars.
3J-3	Car park design and access is safe and secure	Parking is provided with secure shuttered entry, with secure lift access to the residential floors. The design has been assessed by a CPTED expert for compliance and best practice.
3J-4	Visual and environmental impacts of underground car parking are minimised	Car parking has been designed to work with the site topography. This strategy minimises excavation while still retaining the landform screening the parking areas. This also allows the parking area for Building M to operate with natural ventilation rather than mechanical systems.
3J-5	Visual and environmental impacts of on-grade car parking are minimised.	On grade parking is provided for visitor parking to Buildings M which is part of an overall large communal landscaped area with the parking being a small component of the overall area.
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	Not Applicable. There is no above ground parking provided.

4A Solar and Daylight Access

4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Orientation has been considered in the design of the building forms.
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Design Criteria

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	This criteria is achieved with 90% of the units in Building M receiving more than 3 hours of sunlight in mid winter.
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A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Not Applicable - all units get some sunlight in mid winter.
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4A-2	Daylight access is maximised where sunlight is limited	Achieved
4A-3	Design incorporates shading and glare control, particularly for warmer months	A variety of mitigation measures are used including the ratio of solid and void, awnings, projecting balconies, shrouds, pergolas and sunshades.
4B Natural Ventilation		
4B-1	All habitable rooms are naturally ventilated.	Achieved
4B-2	The layout and design of single aspect apartments maximises natural ventilation	Achieved.
4B-3	<p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents with the criteria:</p> <p>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</p>	In this building 60% of units achieve dual aspect cross ventilation.
4C Ceiling Heights		
4C-1	<p>Ceiling height achieves sufficient natural ventilation and daylight access to the following criteria:</p> <p>Minimum ceiling height for:</p> <p>Habitable rooms 2.7m</p> <p>Non-Habitable Rooms - 2.4m</p>	Achieved
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Achieved
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	Ceiling heights provide appropriate response given the location and purpose of the development.

4D Apartment Size and Layout

4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Criteria

Minimum Internal areas

Studio: 35m²

1 Bedroom: 50m²

2 Bedroom: 70m²

3 Bedroom: 90m²

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 Environmental performance of the apartment is maximised

Achieved.

The environmental performance of each apartment has been carefully considered to optimise environmental performance.

Design Criteria

Habitable room depths are limited to a maximum of 2.5 x the ceiling height

In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

Achieved

The maximum habitable room depth of an open plan layout in any given apartment is less than 8.0 metres.

4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.

Design Criteria

Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)

Achieved

The minimum area of a master bedroom is 10sqm.

The minimum area of secondary bedrooms within an apartment is 9sqm.

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space)

Living rooms or combined living/dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments or 4m for 2 and 3 bedroom apartments

The units provide living areas are in excess of the minimum dimensions

4E Private Open Space & Balconies

4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The drawings illustrate appropriately sized private open space and balconies to enhance residential amenity.

Design Criteria

All apartments are required to have primary

All buildings provide balconies meeting or exceeding the balcony requirements.

balconies as follows:

Studio 4m² / -

1 Bed 8m²/2m

2 Bed 10m²/2m

3+ Bed 12m²/2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m

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

Apartments are typically located at an elevated position related to the site topography and car parking under crofts. All apartments are provided with compliant balcony areas.

4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

Balconies have been considered in the design and articulation of the building structures.

4E-4 Private open space and balcony design maximises safety

Balconies contribute to the overlooking of public spaces as par to the passive surveillance within the overall master plan

4F Common Spaces

4F-1	<p>Common circulation spaces achieve good amenity and properly service the number of apartments</p> <p>The maximum number of apartments off a circulation core is eight</p>	<p>Common circulation spaces provide amenity to the buildings. These are generous in width and are all provided with access to natural light and ventilation</p> <p>Building M has two cores with five apartments accessed per floor from each core.</p>
4F2	<p>Common circulation spaces promote safety and provide for social interaction between residents</p>	<p>Common circulation corridors are appropriately generous in width, providing convenience and the opportunity for residents to meet and chat.</p>

4G Storage

4G-1	<p>Adequate, well-designed storage is provided in each apartment</p> <p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <p>Studio 4m³</p> <p>1 Bed 6m³</p> <p>2 Bed 8m³</p> <p>3 Bed 10m³</p> <p>At least 50% of the required storage is to be located within the apartment</p>	<p>Storage is provided within each apartment appropriate to the requirements</p>
4G-2	<p>Additional storage is conveniently located,</p> <p>accessible and nominated for individual apartments</p>	<p>As Above</p>

4H Acoustic Privacy

4H-1	<p>Noise transfer is minimised through the siting of buildings and building layout</p>	<p>Apartments are configured appropriately</p>
4H-2	<p>Noise impacts are mitigated within apartments through layout and acoustic treatments</p>	<p>Apartments are generally stacked to align noise sources and services to minimise adverse acoustic issues</p>

4J Noise and Pollution

4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	The Buildings is set back from the main road and the building form is used to assist in shielding open spaces from adverse traffic noise from outside the site.
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4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The buildings are designed using masonry construction providing appropriate mitigation of adverse conditions.
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4K Apartment Mix

4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	The apartment mix is skewed to smaller units, reflecting the needs of the social and affordable housing waiting lists. The smaller apartments are complemented by the associated housing development which are predominantly 3 bedroom + units.
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4K-2	The apartment mix is distributed to suitable locations within the building	The apartments are typically repeated floors over the levels, simplifying construction and long-term management of the buildings.
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4L Ground Floor Apartments

4L-1	Street frontage activity is maximised where ground floor apartments are located	Habitable rooms are oriented to the street frontage.
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4L-2	Design of ground floor apartments delivers amenity and safety for residents	The design provides appropriate amenity for the ground floor apartments.
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4M Facades

4M-1	Building facades provide visual interest along the street while respecting the character of the local area	The building facades build on a material palette that is reflected throughout the village while each having a unique articulation and expression.
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4M-2	Building functions are expressed by the façade	Achieved
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4N Roof Design

4N-1	Roof treatments are integrated into the building design and positively respond to the street	The large sloping roof plane responds to the siting of the building and provides simple efficient construction and provides overhangs assisting shading of the structure.
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	The building does not have a roof terrace.
4N-3	Roof design incorporates sustainability features	The roof forms contribute to the shading of the buildings in some cases and have the potential for solar collectors to contribute to the sustainable performance of the building.

4O Landscape Design

4O-1	Landscape design is viable and sustainable	The landscape has been designed reflective of the context and character of the development. It has also been considered for long term management considerations given that SCCH will be responsible for much of the management of these buildings.
4O-2	Landscape design contributes to the streetscape and amenity	Achieved

4P Planting on Structures

4P-1	Appropriate soil profiles are provided	Not applicable.
4P-2	Plant growth is optimised with appropriate selection and maintenance	Not applicable.
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Not applicable.

4Q Universal Design

4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	The design of all buildings provide common area circulation compliant with AS1428.1. Adaptable apartments are provided in excess of the minimum requirement.
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4Q-2	A variety of apartments with adaptable designs are provided	A variety of adaptable apartments are provided across the apartment buildings. While this building provides only 20% of apartments meeting the guide (as a result of the positioning of a future toilet grabrail) More than 50% of the apartments achieve LHA Silver classification across the development.
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4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A variety of apartment layouts are provided.
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4R Adaptive Reuse

4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not Applicable
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4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not Applicable
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4S Mixed Use

4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Not Applicable
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4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Not Applicable
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	Landscaped communal open space should be provided at podium or roof levels	Not Applicable
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4T Awnings & Signage

4T-1	Awnings are well located and complement and integrate with the building design	Awnings are provided to the Village High Street frontage associated with the retail and commercial activities. Localised entry canopies are provided integrated with the building design to other apartments.
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4T-2	Signage responds to the context and desired streetscape character	Not Applicable
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4U Energy Efficiency

4U-1 Development incorporates passive environmental design Achieved

4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer Achieved

4U-3 Adequate natural ventilation minimises the need for mechanical ventilation 60% of apartment in this building incorporate dual aspect cross ventilation.

4V Water Management and Conservation

4V-1 Potable water use is minimised Potable water use is minimised using:

- Water efficient fittings and appliances.
- Collection of rainwater to be reused on site.
- Drought tolerant, native species are used in landscaped areas

4V-2 Urban stormwater is treated on site before being discharged to receiving waters The site is subject to an overall water management strategy as previously approved, including detention and water quality control prior to discharge.

4W Waste Management

4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents Achieved

4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling Provision for differentiated bins is provided.

4X Building Maintenance

4X-1 Building design detail provides protection from weathering The apartment buildings are predominantly Face masonry providing a long lasting, low maintenance finish. Metalwork is typically prefinished in a long lasting powdercoat process.

4X-2	Systems and access enable ease of maintenance	Achieved
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4X-3	Material selection reduces ongoing maintenance costs	Material considerations have been prioritised given that SCCH will provide ongoing management and maintenance of a majority of these buildings.
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BUILDING N: ADG COMPLIANCE

CL	Objective	Response	Complies
Pr6	<p>Principle 6: Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>All rooms have been appropriately dimensioned with minimum widths achieved throughout the building. Living spaces are adjacent to open balconies and/or windows. The orientation of the living spaces face optimises solar access measured against other constraints and opportunities, including the street layout and preferred outlooks. The layouts consider natural cross ventilation. Each unit is designed efficiently with minimal hallway lengths and bedrooms positioned to allow for acoustic and visual privacy from adjoining units. Compliant storage areas are provided within each unit and/or in association with the building parking area. Ease of access is achieved throughout the building for all ages and degrees of mobility.</p>	
3A Site Analysis			
3A-1	<p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>A comprehensive site analysis has been included as part of the master plan included in the submission that describes and establishes the local and immediate context, opportunities, and constraints and how these have led to key design decisions for the project.</p>	
3B Orientation			
3B-1	<p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<p>Buildings within the development respond to the street and site context. Specifically Building N: orients to the Moss Vale Road frontage, deliberately angled to the internal residential road to create a protected open space that contributes to the street and the overall development through a</p>	

communal open space between buildings M&N.

3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	Overshadowing of neighbouring properties has been minimised through the form of the proposed development and building siting throughout the master plan. Shadow Diagrams have been provided in the Master Plan Drawings.
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3C Public Domain Interface

3C-1	Transition between private and public domain is achieved without compromising safety and security	Buildings are provided with distinct entries to the street. Where appropriate fencing or walls provide considered definition of private and public space.
3C2	Amenity of the public domain is retained and enhanced	This development is an integrated master plan. The character of the public domain is being developed as part of this submission and the design is integrated with the intended future character of the area.

3D Communal and Public Open Space

3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Buildings N, provides a significant communal open space that is intended to be managed by SCCH as a contribution to the overall open space for the community. The building also has shared communal rooms and an elevated communal terrace.
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Design Criteria

Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	Achieved with 58% of the site area being communal open space.
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Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	Achieved
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3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The site master plan and each individual building provide access to quality open spaces to cater to a diverse resident community.
3D-3	Communal open space is designed to maximise safety	Communal open spaces have been designed to comply with appropriate safety requirements. Areas are open and accessible and are able to be viewed from surrounding units and common areas to provide passive surveillance.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	This is a new community. Public open space, as defined in the master plan, has been designed to facilitate use and movement within the village and create a quality urban environment for the future residents.

3E Deep Soil Zones

3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	The proposal as an overall greatly exceeds the requirements for deep soil. On a building-by-building basis there is some variation, specifically in regard to Buildings A which is a mixed use buildings fronting to the main street, on a large site primarily used for on grade parking.
	Required % of Site Area 7%	Building N: Deep soil represents 56% of site area.
	Minimum Dimension	Building N: Complies to area noted above
	Less than 650m ² = -	
	650-1500m ² = 3m	
	Greater than 1500m ² = 6m	

3F Visual Privacy

3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Adequate separation distances are achieved throughout the proposed development. There is some deviation from the prescribed criteria as noted below.
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Design Criteria

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:

Buildings up to 12M (4 Storeys)

Habitable Rooms & Balconies – 6m

Non-Habitable Rooms – 3m

3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	The units throughout the buildings provide an appropriate response to the context, providing balconies and habitable rooms that orientate to the views (both distant and those created within the site).
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3G Pedestrian Access and Entries

3G-1	Building entries and pedestrian access connects to and addresses the public domain	The address point of all buildings relates to the public domain and, with building entries directly visible from the street.
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3G2	Access, entries and pathways are accessible and easy to identify.	Entry points and building lobbies are directly addressing the adjacent street and associated open spaces.
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3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	The master plan introduces several new streets and open spaces providing a permeable network through the overall site.
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3H Vehicle Access

3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicle access is provided perpendicular to the street in each location and has been considered in the development of the streetscape. Vehicle parking has been designed with consideration of the topography and the efficient and effective provision of parking for the overall development.
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3J Bicycle and Car Parking

3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking has been assessed as part of the traffic study and the parking provided is reflective of that assessment, taking into consideration the Council requirements and the provisions of the Housing SEPP.
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3J-2	Parking and facilities are provided for other modes of transport	Off-street parking is provided for motorcycles and cycles in addition to the provision for cars.
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3J-3	Car park design and access is safe and secure	Parking is provided with secure shuttered entry, with secure lift access to the residential floors. The design has been assessed by a CPTED expert for compliance and best practice.
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3J-4	Visual and environmental impacts of underground car parking are minimised	Car parking has been designed to work with the site topography. This strategy minimises excavation while still retaining the landform screening the parking areas. This also allows the parking areas to operate with natural ventilation rather than mechanical systems.
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3J-5	Visual and environmental impacts of on-grade car parking are minimised.	On grade parking is provided as part of Buildings N. Building N has visitor carparking on grade, which is part of an overall large communal landscaped area with the parking being a small component of the overall area.
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3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	Not Applicable. There is no above ground parking provided.
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4A Solar and Daylight Access

4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Orientation has been considered in the design of the building forms.
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Design Criteria

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.

Building N has 89% of units exceeding 3 hours of sunlight in mid winter.

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter

Not applicable. All units receive sunlight in mid-winter..

4A-2 Daylight access is maximised where sunlight is limited

Achieved

4A-3 Design incorporates shading and glare control, particularly for warmer months

A variety of mitigation measures are used including the ratio of solid and void, awnings, projecting balconies, shrouds, pergolas and sunshades.

4B Natural Ventilation

4B -1 All habitable rooms are naturally ventilated.

Achieved

4B-2 The layout and design of single aspect apartments maximises natural ventilation

100% of units are dual aspect and naturally cross ventilated.

4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents with the criteria:

Achieved (100%)

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

4C Ceiling Heights

4C-1 Ceiling height achieves sufficient natural ventilation and daylight access to the following criteria:

Achieved

Minimum ceiling height for:

Habitable rooms 2.7m

Non-Habitable Rooms - 2.4m

4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms

Achieved

4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building

Ceiling heights provide appropriate response given the location and purpose of the development.

4D Apartment Size and Layout

4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Achieved

Criteria

Minimum Internal areas

Studio: 35m²

1 Bedroom: 50m²

2 Bedroom: 70m²

3 Bedroom: 90m²

Apartment sizes are equal to or exceed the minimum areas.

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

Achieved.

4D-2 Environmental performance of the apartment is maximised

The environmental performance of each apartment has been carefully considered to optimise environmental performance.

Design Criteria

Habitable room depths are limited to a maximum of 2.5 x the ceiling height

Achieved

In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

The maximum habitable room depth of an open plan layout in any given apartment is less than 8.0 metres.

4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs. Achieved

Design Criteria

Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)

The minimum area of a master bedroom is 10sqm.

The minimum area of secondary bedrooms within an apartment is 9sqm.

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space)

Living rooms or combined living/dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments or 4m for 2 and 3 bedroom apartments

The units provide living areas in excess of the minimum dimensions

4E Private Open Space & Balconies

4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The drawings illustrate appropriately sized private open space and balconies to enhance residential amenity.

Design Criteria

All apartments are required to have primary

All buildings provide balconies meeting or exceeding the balcony requirements

balconies as follows:

Studio 4m² / -

1 Bed 8m²/2m

2 Bed 10m²/2m

3+ Bed 12m²/2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m

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

Apartments are typically located at an elevated position related to the site topography and car parking under crofts. All apartments are provided with compliant balcony areas. Only one

apartment meets the ground level at the eastern end of the building, with this apartment having an oversized terrace area.

4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Balconies have been considered in the design and articulation of the building structures.
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4E-4	Private open space and balcony design maximises safety	Balconies contribute to the overlooking of public spaces as par to the passive surveillance within the overall master plan
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4F Common Spaces

4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments The maximum number of apartments off a circulation core is eight	Common circulation spaces provide amenity to the buildings. These are generous in width and are all provided with access to natural light and ventilation Building N has 9 units to the care, reflecting the smaller unit mix within the development driven by the local profile and CHP brief. The impact of the number of units is mitigated by the open gallery access and central core location, with open stair access distributing movement across the plan.
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4F2	Common circulation spaces promote safety and provide for social interaction between residents	Common circulation corridors or gallery accessways are appropriately generous in width, providing convenience and the opportunity for residents to meet and chat, with communal areas on each floor contributing to the social opportunity of this building.
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4G Storage

4G-1	Adequate, well-designed storage is provided in each apartment In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Studio 4m3 1 Bed 6m3	Storage is provided within each apartment appropriate to the requirements
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2 Bed 8m³

3 Bed 10m³

At least 50% of the required storage is to be located within the apartment

4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	As Above
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4H Acoustic Privacy

4H-1	Noise transfer is minimised through the siting of buildings and building layout	Apartments are configured appropriately
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4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Apartments are generally stacked to align noise sources and services to minimise adverse acoustic issues
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4J Noise and Pollution

4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Buildings are set back from the main road and the building form is used to assist in shielding open spaces from adverse traffic noise from outside the site. Mounding and landscape to the Moss Vale Road frontage is utilised to buffer the building from the road frontage.
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4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The buildings are designed using masonry construction providing appropriate mitigation of adverse conditions.
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4K Apartment Mix

4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	The apartment mix is skewed to smaller units, reflecting the needs of the social and affordable housing waiting lists. The smaller apartments are complemented by the associated housing development which are predominantly 3 bedroom + units.
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4K-2	The apartment mix is distributed to suitable locations within the building	The apartments are typically repeated floors over the levels, simplifying construction and long-term management of the buildings.
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4L Ground Floor Apartments

4L-1	Street frontage activity is maximised where ground floor apartments are located	Habitable rooms are oriented to the street frontage.
4L-2	Design of ground floor apartments delivers amenity and safety for residents	The design provides appropriate amenity for the ground floor apartments.

4M Facades

4M-1	Building facades provide visual interest along the street while respecting the character of the local area	The building facades build on a material palette that is reflected throughout the village while each having a unique articulation and expression.
4M-2	Building functions are expressed by the façade	Achieved

4N Roof Design

4N-1	Roof treatments are integrated into the building design and positively respond to the street	There are a variety of roof treatment responses relating to position, orientation and overall integrated building expression.
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	A roof terrace is used as part of the communal area.
4N-3	Roof design incorporates sustainability features	The roof forms contribute to the shading of the buildings in some cases and have the potential for solar collectors to contribute to the sustainable performance of the building.

4O Landscape Design

4O-1	Landscape design is viable and sustainable	The landscape has been designed reflective of the context and character of the development. It has also been considered for long term management considerations given that SCCH will be responsible for much of the management of these buildings.
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4O-2	Landscape design contributes to the streetscape and amenity	Achieved
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4P Planting on Structures

4P-1	Appropriate soil profiles are provided	Where planting on structures are proposed it is anticipated that this will be achieved through potted solutions appropriate with the management regime.
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4P-2	Plant growth is optimised with appropriate selection and maintenance	This is considered in the landscape design and via the SCCH maintenance procedures.
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4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Achieved
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4Q Universal Design

4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	The design of all buildings provide common area circulation compliant with AS1428.1. Adaptable apartments are provided in excess of the minimum requirement.
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4Q-2	A variety of apartments with adaptable designs are provided	100% of the apartments in this building achieve LHA Silver classification.
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4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A variety of apartment layouts are provided.
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4R Adaptive Reuse

4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not Applicable
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4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not Applicable
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4S Mixed Use

4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Not Applicable
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4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Not Applicable
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	Landscaped communal open space should be provided at podium or roof levels	Not Applicable
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4T Awnings & Signage

4T-1	Awnings are well located and complement and integrate with the building design	Localised entry canopies are provided integrated with the building design to other apartments.
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4T-2	Signage responds to the context and desired streetscape character	Not Applicable
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4U Energy Efficiency

4U-1	Development incorporates passive environmental design	Achieved
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4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Achieved
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4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	A significant number of apartments incorporate dual aspect cross ventilation.
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4V Water Management and Conservation

4V-1	Potable water use is minimised	Potable water use is minimised using: <ul style="list-style-type: none">• Water efficient fittings and appliances• Collection of rainwater to be reused on site.• Drought tolerant, native species are used in landscaped areas
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4V-2	Urban stormwater is treated on site before being discharged to receiving waters	The site is subject to an overall water management strategy as previously approved, including detention and water quality control prior to discharge.
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4W Waste Management

4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Achieved
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4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Provision for differentiated bins is provided.
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4X Building Maintenance

4X-1	Building design detail provides protection from weathering	The apartment buildings are predominantly Face masonry providing a long lasting, low maintenance finish. Metalwork is typically prefinished in a long lasting powdercoat process.
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4X-2	Systems and access enable ease of maintenance	Achieved
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4X-3	Material selection reduces ongoing maintenance costs	Material considerations have been prioritised given that SCCH will provide ongoing management and maintenance of these buildings.
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A BETTER PATH TO BETTER RETURNS

EG is a disciplined, data-driven investment manager and developer with over \$5.1 billion in assets under management.

We are committed to investing in property technology, keeping institutional investors and wholesale clients ahead in both rising and falling markets.

Our success is underpinned by B.I.G. Thinking. We uncover what's truly best for both communities and investors.

We build in good, so you can build in growth.



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