

461 CHAPEL ROAD

BANKSTOWN, 2200

SEPP 65 DESIGN VERIFICATION STATEMENT AND ADG CHECKLIST

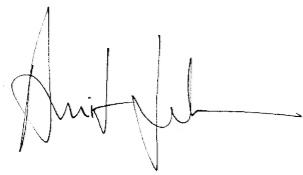
FOR SSDA SUBMISSION [D]

22 / 01 / 2026

01 DESIGN VERIFICATION STATEMENT

Mr Amit Julka, a director of Plus Architecture Sydney Pty Ltd, is registered as an architect in New South Wales, in accordance with the Architects Act 2003, Part 3 Section 17. Registration number 10002.

I confirm that in my professional opinion the proposed design is capable of achieving the design principles set out in the 'State Environment Planning Policy 65 – Design Quality of Residential Flat Development' and has been designed with regard to the publication 'Apartment Design Guide' (ADG).



Amit Julka
Registration Number (NSW): 10002

02 SEPP 65 DESIGN PRINCIPLES RESPONSE

SEPP 65 DESIGN PRINCIPLES

DESIGN RESPONSE

PRINCIPLE 1:

Context and Neighbouring Character

The subject site is located on 461 Chapel Road, Bankstown NSW, and is occupied by St Paul's Anglican Church. It sits on a street corner where the north interface is French Avenue and the west interface is Chapel Road. Located within Bankstown City Centre, the site is part of the NSW Government's Transport Oriented Development (TOD) Program. It aims to promote high density growth and enhance Chapel Road as a key pedestrian spine linking major public facilities.

The surrounding buildings in the context are currently mid rise residential, education and commercial buildings. The site is 500m north away from Bankstown station and 600m northwest away from Bankstown Central. There are medical, educational and recreational facilities within 250m of the site. Within 500m, a plethora of multiple community services, retail, restaurants & green spaces are easily accessible by foot.

PRINCIPLE 2:

Built Form and Scale

The proposed built form and scale of the development is to create an 'urban marker' at the intersection of Chapel Road and French Avenue. The building is broken down in scale with architectural recesses to reduce the bulk and scale of the building, while the form is to respond to the future TOD context and transition in scale towards the existing urban fabric. The podium of the building is articulated as a two storey street wall as per the TOD, reinforcing a fine grain human scale at the ground plane.

The building is 20 storeys, and sits well below the 78m height plane. This height plane is generated by the TOD control and is subject to affordable housing. Appropriate setbacks as per the DCP and ADG have also been incorporated into the development.

PRINCIPLE 3:

Density

The design has carefully considered the density of development that is appropriate for the site and its context. The proposal achieves an FSR of ~5.72:1, which is compliant with the allowable FSR of 6.7:1. The density helps to fulfill a need for social / affordable housing in the area. The development density is also supported by sufficient green coverage space within the site, nearby mixed use amenities, with ease of access to public transport.

PRINCIPLE 4:

Sustainability

Sustainability has been considered in all aspects of the design. From a planning perspective, solar access was maximised where possible through orientation of built form. Cross ventilation is also maximised. In addition to this, a range of design measures are proposed which further enhance the proposal from a design perspective:

- Durable and robust façade systems with a high thermal mass
- Slab extensions acting as a horizontal solar shading device
- Rainwater collection and re-use within the site.
- Landscape roofing that alleviates the urban heat island effect, and provides insulation to the space below
- The use of PV Cells on building rooftops as a means of energy creation.
- **Minimised extent of excavation**

PRINCIPLE 5:

Landscape

The proposed landscape concept for the development is designed to be closely integrated with and complementary to the architecture of the development. It is also used to provide amenity to the residents and to the community.

Landscaping zones are located at the new civic forecourt / colonnade on ground and form a strong street interface with Chapel road. Landscaping is similarly expressed on level 01 childcare outdoor space, and a generous external communal space on the roof of the tower. These outdoor areas are designed to invite use and engender a sense of community and identity, and provide variance in the communal open space offering for the residents.

Overall, the landscaping on ground, podium and tower enhances the overall character of the development by providing amenity to the residents and community.

SEPP 65 DESIGN PRINCIPLES

DESIGN RESPONSE

PRINCIPLE 6:
Amenity

The proposed development offers a high level of amenity for residents:

- Generous external communal space on the roof of the tower, achieving great solar amenity and views to the surrounds
- Apartments have been designed with appropriately sized living and kitchen zones that have a strong connection to private balconies
- Apartments have been designed with appropriately sized bedroom and storage zones
- Solar access is maximised where possible with orientation of building, balanced with shading measures
- Cross ventilation is maximised through corner apartments and building articulation wherever possible, throughout all levels.

PRINCIPLE 7:
Safety

Careful consideration has been made within the design for the security of residents and the community, including the incorporation of the principles of defensible space design throughout the development.

- Entries to the residential building lobby area, mail room, community foyer and community multipurpose halls will be clearly signposted. Circulation lobby/foyer are designed to minimise obscure corners and to reduce risks of entrapment.
- Communal open spaces on the tower roof are lined with planters on the perimeter, which not only protects the open spaces from the building edges, but provides wind buffer.
- Carpark features security gates to separate residential, retail, commercial and community parking.
- Sight lines in the carpark are clear to maximise visibility when inside.

PRINCIPLE 8:
Housing Diversity and Social Interaction

As social / affordable housing, the development has been designed to provide apartments that suit the local and targeted demographic cohort. A variety of studios, 1 beds and a 4 bed for the rectory are proposed, ensuring that a broad spectrum of potential residents are catered to. Some apartments are silver liveable or gold liveable, and some are pre/post adaptable, allowing flexibility and adaptability of the home. **In accordance with Canterbury - Bankstown LEP 2023 Part 6.41, over 1000m² of the site GFA has been allocated for the purpose of community facilities and place of public worship.**

PRINCIPLE 9:
Aesthetics

The design language for the development is intended to be contemporary and distinctive and is driven by a response to maximising amenity for occupants, creating a sense of identity for the development and contributing positively to the context the development sits within. The architecture of the site seeks to respond to and be a reflection of its surrounding context and urban fabric through materiality and passive design principles.

The proposed architecture creates a unique identity, a consistent and restrained material palette of brick, concrete, glass, and metal in framing the street corner whilst integrating with the local context.

03 ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 3A-1	<p><u>OBJECTIVE:</u></p> <p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions</p>	<ul style="list-style-type: none"> The Architectural DA Design Report outlines and provides relevant diagrams responding to site analysis requirements outlined in appendix 1 of the ADG: <ul style="list-style-type: none"> * Site location * Local context plans * Site context plans * Streetscape elevations and sections * Context Analysis All parts of the ADG have been considered and analysis responses incorporated 	ACHIEVED
PART 3B-1	<p><u>OBJECTIVE:</u></p> <p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<ul style="list-style-type: none"> The proposed layout appropriately positions the buildings to activate the proposed street network Buildings are oriented to maximise solar access to the residential units. 	ACHIEVED
PART 3B-2	<p><u>OBJECTIVE:</u></p> <p>Overshadowing of neighbouring properties is minimised during mid winter</p>	<ul style="list-style-type: none"> The tower features a consistent 12m setback on both the east and south to maximise solar amenity and separation to the neighbors 	ACHIEVED
PART 3C-1	<p><u>OBJECTIVE:</u></p> <p>Transition between private and public domain is achieved without compromising safety and security</p>	<ul style="list-style-type: none"> The development has been designed with a clear delineation between the public and private domain. Building entries have been designed to be highly visible and legible from the street. Private residential communal spaces are provided on Level 18, away from the street 	ACHIEVED
PART 3C-1	<p><u>OBJECTIVE:</u></p> <p>Amenity of the public domain is retained and enhanced</p>	<ul style="list-style-type: none"> Introduction of planters enhance the streetscape, which is reinforced with street trees and landscaping - refer to landscape architect's documentation. The colonnade provides weather protection and shading, and allows ample spill out and dwell space to the community uses on ground. 	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 3D-1 p.55	<p><u>OBJECTIVE:</u></p> <p>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p> <p><u>DESIGN CRITERIA:</u></p> <ol style="list-style-type: none"> Communal open space has a minimum area equal to 25% of the site area Developments achieve a minimum of 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21st June (mid-winter) 	<ul style="list-style-type: none"> The external communal area (Level 18) is easily accessible to residents and incorporates a range of uses - refer to landscape architect's documentation. A combination of deep soil landscaping and planter boxes have been designed to maximise opportunities for larger trees and dense landscaping & flora <ol style="list-style-type: none"> COS Achieved = Minimum 25% of site area achieved COS Solar Access Achieved = minimum 50% of the external COS achieves 2 hours of solar access between 9am and 3pm on 21st June (mid-winter) <p>(COS: Communal Open Space)</p>	ACHIEVED
PART 3D-2	<p><u>OBJECTIVE:</u></p> <p>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p>	<ul style="list-style-type: none"> Refer to landscape architect's documentation. A variety of spaces are designed to cater for a range of activities, including but not limited to vegetable garden, work bench, outdoor gym, communal BBQ, flexible lounge seating etc. 	ACHIEVED
PART 3D-3	<p><u>OBJECTIVE:</u></p> <p>Communal open space is designed to maximise safety</p>	<ul style="list-style-type: none"> The communal open space will be well lit at night and has been designed with clearly delineated barriers and is contained. Refer to landscape architect's documentation for further information. 	ACHIEVED
PART 3D-4	<p><u>OBJECTIVE:</u></p> <p>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	<ul style="list-style-type: none"> Public forecourt engaging Chapel Rd is designed to act as a gathering space as well as buffer before entering to various internal spaces and lobbies from the public domain, whether by foot or being dropped off on various occasions. This is achieved by manipulating the building envelope on ground level and podium via indentations and additional setbacks. 	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES												
<p>PART 3E-1</p> <p>p.61</p>	<p><u>OBJECTIVE:</u></p> <p>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</p> <p><u>DESIGN CRITERIA:</u></p> <p>1. Deep soil zones are to meet the following minimum requirements</p> <table border="1" data-bbox="516 621 1003 932"> <thead> <tr> <th>Site Area</th> <th>Minimum Dimensions</th> <th>Deep Soil Zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>Less than 650m²</td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m² - 1,500m²</td> <td>3m</td> </tr> <tr> <td>Greater than 1,500m²</td> <td>6m</td> </tr> <tr> <td>Greater than 1,500m² with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table>	Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)	Less than 650m ²	-	7%	650m ² - 1,500m ²	3m	Greater than 1,500m ²	6m	Greater than 1,500m ² with significant existing tree cover	6m	<ul style="list-style-type: none"> Deep soil zones have been incorporated into the landscape design wherever possible Basement footprint has been minimised to increase opportunities for deep soil A combination of deep soil landscaping and planter boxes have been designed to maximise opportunities for larger trees and dense landscaping & flora Note: deep soil measurements are based on the SEPP control (minimum 15% of the site, with 3m minimum dimensions) Refer landscape architect's documentation for further information. <p>1. Deep soil zones achieved: N/A Green cover is maximised (see item below)</p>	<p>N/A</p>
Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)													
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<p>TOD URBAN DESIGN REPORT</p> <p>12 July 2024 p.75</p>	<p><u>URBAN DESIGN CONTROL CONSIDERATIONS</u></p> <p>New development within the Urban Core should deliver 50% of the site area as 'Green Cover' which can be any combination of</p> <ul style="list-style-type: none"> deep soil landscaped area layered planting on structure (including small and medium trees, as per Apartment Design Guide (ADG)) green roofs permanent plants on balconies /podiums green awnings use of permeable surfaces 	<ul style="list-style-type: none"> Planting/green area have been incorporated into the landscape design wherever possible Green cover achieved: min 50% achieved <p>1. Refer to landscape architect's documentation.</p>	<p>ACHIEVED</p>												

Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)
2189m ²	6m	N/A

Site Area	Minimum %	Green Cover
2189m ²	50%	min 50% achieved

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES												
PART 3F-1 p.63	<p><u>OBJECTIVE:</u></p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p><u>DESIGN CRITERIA:</u></p> <p>1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1" data-bbox="519 636 1029 850"> <thead> <tr> <th>Building Height</th> <th>Habitable Rooms & Balconies</th> <th>Non-Habitable Rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4-5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building Height	Habitable Rooms & Balconies	Non-Habitable Rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4-5m	Over 25m (9+ storeys)	12m	6m	<p>The proposal provides the following separations to the neighbouring sites.</p> <p>North Boundary:</p> <ul style="list-style-type: none"> A 3m setback is provided from storey 02 to roof <p>Southern Boundary:</p> <ul style="list-style-type: none"> A 12m setback is provided from storeys 02 to roof <p>Western Boundary:</p> <ul style="list-style-type: none"> A 3m setback is provided from storeys 02 to roof <p>East Boundary:</p> <ul style="list-style-type: none"> A 12m setback is provided from storeys 02 to roof 	ACHIEVED
Building Height	Habitable Rooms & Balconies	Non-Habitable Rooms													
Up to 12m (4 storeys)	6m	3m													
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PART 3F-2	<p><u>OBJECTIVE:</u></p> <p>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</p>	<ul style="list-style-type: none"> The proposed design ensures privacy of apartments while maintaining the amenity of the communal space. The shared open spaces and communal open space are bound by barriers and/or planters as a means of privacy. 	ACHIEVED												
PART 3G-1	<p><u>OBJECTIVE:</u></p> <p>Building entries and pedestrian access connects to and addresses the public domain</p>	<ul style="list-style-type: none"> The civic forecourt/colonnade allows engagement between the street and the internal community spaces and acts as a spill out zone The community foyer entry point have been designed to have a direct visual connection from street edge to entry. The residential lobby is located off French Avenue, to maintain Chapel Road colonnade forecourt as the prime community offering. 	ACHIEVED												
PART 3G-2	<p><u>OBJECTIVE:</u></p> <p>Access, entries and pathways are accessible and easy to identify</p>	<ul style="list-style-type: none"> Building entries have been designed to have a direct line of sight from the street and are intended to be signposted through the use of signage, changes in surface materiality and the use of landscaping. It is intended that the development will have a comprehensive wayfinding signage strategy that will allow users to navigate through the carpark, the residential lobby to their residence, to ministry space. 	ACHIEVED												
PART 3G-3	<p><u>OBJECTIVE:</u></p> <p>Large sites provide pedestrian links for access to streets and connection to destinations</p>	<ul style="list-style-type: none"> No site links are proposed as this is not a large site 	ACHIEVED												

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 3H-1	<p><u>OBJECTIVE:</u></p> <p>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</p>	<ul style="list-style-type: none"> The vehicle access points have been carefully considered. Carpark entry is located in French avenue while a vehicular drop-off zone is located in Chapel road. 	ACHIEVED
PART 3J-2	<p><u>OBJECTIVE:</u></p> <p>Parking and facilities are provided for other modes of transport</p>	<ul style="list-style-type: none"> Provision has been made for bicycle parking within the development, within the secure carpark. Refer to traffic report for details. 	ACHIEVED
PART 3J-3	<p><u>OBJECTIVE:</u></p> <p>Car park design and access is safe and secure</p>	<ul style="list-style-type: none"> The carpark has been designed to be a secure component of the development, with security access required at entry to the residential components. It is intended to be a safe environment, with good lighting and provision for security cameras. Residential lobby zones area clearly demarcated and separated from the flow of cars. 	ACHIEVED
PART 3J-4	<p><u>OBJECTIVE:</u></p> <p>Visual and environmental impacts of underground car parking are minimised</p>	<ul style="list-style-type: none"> There is no underground car parking. 	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 3J-5	<p><u>OBJECTIVE:</u></p> <p>Visual and environmental impacts of on grade car parking are minimised</p>	<ul style="list-style-type: none"> There is a drop-off zone on Chapel road that is for funeral/wedding event only. Onsite parking is located off the street and is not visible from the public domain 	ACHIEVED
PART 3J-6	<p><u>OBJECTIVE:</u></p> <p>Visual and environmental impacts of above ground enclosed car parking are minimised</p>	<ul style="list-style-type: none"> Above ground car parking is fully enclosed, not visible from the street. Carpark entry from street is minimised and complimented by appropriately designed landscaping. 	ACHIEVED
PART 4A-1 p.79	<p><u>OBJECTIVE:</u></p> <p>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p> <p><u>DESIGN CRITERIA:</u></p> <ol style="list-style-type: none"> Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at 21 June (mid-winter) in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at 21 June (mid-winter) A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at 21 June (mid-winter) 	<ul style="list-style-type: none"> Units are oriented for solar access where possible, i.e. to the east, north and west Living spaces are placed to the facade where possible to increase solar amenity <ol style="list-style-type: none"> The proposal achieves the min 70% requirement for 2 hours of solar access to the apartments on 21 June (mid-winter) from 9am-3pm N/A The proposal achieves 15% of apartments receiving no direct sunlight at 21 June (mid-winter) from 9am-3pm 	<p>ACHIEVED</p> <ol style="list-style-type: none"> ACHIEVED N/A ACHIEVED
PART 4A-2	<p><u>OBJECTIVE:</u></p> <p>Daylight access is maximised where sunlight is limited</p>	<ul style="list-style-type: none"> N/A 	N/A
PART 4A-3	<p><u>OBJECTIVE:</u></p> <p>Design incorporates shading and glare control, particularly for warmer months</p>	<ul style="list-style-type: none"> Balconies are generally protected by the balcony above or roof elements. Appropriate measures on facade are adopted to balance solar gain vs shading, tailored to various times of the day and seasons of the year. All glazing is intended to be designed with pelmet zones or zones that allow the fixing of internal blinds/curtains. 	ACHIEVED
PART 4B-1	<p><u>OBJECTIVE:</u></p> <p>All habitable rooms are naturally ventilated</p>	<ul style="list-style-type: none"> All habitable rooms have a direct operable window or door to the external wall for natural ventilation, the areas of which are equal to at least 5% of the floor area served. There are a range of sizes of windows and glazed doors provided for, allowing for maximum flexibility in their use for ventilation during different times of the day. 	ACHIEVED
PART 4B-2	<p><u>OBJECTIVE:</u></p> <p>The layout and design of single aspect apartments maximises natural ventilation</p>	<ul style="list-style-type: none"> Single aspect apartments have been designed to have limited depth in order to facilitate airflow within the apartment. 	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES												
<p>PART 4B-3 p.85</p>	<p><u>OBJECTIVE:</u> The number of apartments with natural cross-ventilation is maximised to create a comfortable indoor environment for residents</p> <p><u>DESIGN CRITERIA:</u></p> <ol style="list-style-type: none"> At least 60% of apartments are naturally cross-ventilated in the first nine-storeys of the building. Apartments at ten storeys or greater are deemed to be cross-ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. 	<ul style="list-style-type: none"> Open plan living has been incorporated to maximise natural air-flow through the apartments Corner apartments are introduced where possible Building indents/slots are introduced where possible to aid cross-ventilation For the first nine storeys, the building achieves 60% cross-ventilation. For all levels above the first nine storeys, cross-ventilation is maximised wherever possible. <ol style="list-style-type: none"> 65% of units achieve cross ventilation for the first nine storeys; Cross ventilation is maximised wherever possible on all levels above the first nine storeys. There are no cross-over or cross-through apartments 	<p>ACHIEVED</p> <ol style="list-style-type: none"> ACHIEVED N/A 												
<p>PART 4C-1 p.87</p>	<p><u>OBJECTIVE:</u> Ceiling height achieves sufficient natural ventilation and daylight access</p> <p><u>DESIGN CRITERIA:</u></p> <ol style="list-style-type: none"> Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table border="1" data-bbox="516 1050 1032 1465"> <thead> <tr> <th colspan="2">Minimum Ceiling Height for apartment and mixed-use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable Rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-Habitable Rooms</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic Spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed-use areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired.</p>	Minimum Ceiling Height for apartment and mixed-use buildings		Habitable Rooms	2.7m	Non-Habitable Rooms	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed-use areas	3.3m for ground and first floor to promote future flexibility of use	<ul style="list-style-type: none"> Ceiling heights have been achieved to meet the minimum requirements of this part of the ADG The use of bulkheads within living areas have been positioned to minimise any impacts to ceiling heights within the primary zones Wherever possible, services have been coordinated to be located within non-habitable areas which have lower ceiling heights <ol style="list-style-type: none"> Measured from finished floor level to finished ceiling level, minimum ceiling heights achieved are as follows: 	<p>ACHIEVED</p>
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PART 4C-2	<p><u>OBJECTIVE:</u></p> <p>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</p>	<ul style="list-style-type: none"> The hierarchy of rooms within apartments will be emphasized by providing 2.7m ceiling heights for habitable rooms such as bedrooms and living areas, with 2.4m ceilings to service zones such as bathrooms. 	ACHIEVED																		
PART 4C-3	<p><u>OBJECTIVE:</u></p> <p>Ceiling heights contribute to the flexibility of building use over the life of the building</p>	<ul style="list-style-type: none"> Additional height is designed to levels wherever there is exposed space above, e.g. stepping in building form or roof above, ensuring consistent ceiling heights. 	ACHIEVED																		
PART 4D-1 p.89	<p><u>OBJECTIVE:</u></p> <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <p><u>DESIGN CRITERIA:</u></p> <p>1. Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment Type</th> <th>Minimum Internal Area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m2</td> </tr> <tr> <td>1 Bedroom</td> <td>50m2</td> </tr> <tr> <td>2 Bedroom</td> <td>70m2</td> </tr> <tr> <td>3 Bedroom</td> <td>90m2</td> </tr> </tbody> </table> <p>These minimum internal areas include only one bathroom. Additional bathrooms increases the minimum internal area by 5m2 each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each</p> <p>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</p>	Apartment Type	Minimum Internal Area	Studio	35m2	1 Bedroom	50m2	2 Bedroom	70m2	3 Bedroom	90m2	<ul style="list-style-type: none"> Apartments have been designed to achieve suitably sized living areas. Apartment layouts incorporate open plan living/dining and kitchen areas to maximise spatial areas and general amenity for the residents All apartments incorporate direct access of external areas from the primary living areas to enhance the quality of living Access from bedrooms to balconies have been provided where possible. Studies have been incorporated in some units for additional amenity. <p>1. The proposed apartments achieve these minimum internal areas, which are compliant with the ADG minimum areas:</p> <table border="1"> <thead> <tr> <th>Apartment Type</th> <th>Minimum Internal Area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m2</td> </tr> <tr> <td>1 Bedroom</td> <td>50m2</td> </tr> <tr> <td>2 Bedroom</td> <td>70m2</td> </tr> </tbody> </table> <p>2. All habitable rooms within apartments have a window to an external wall. Wherever possible, direct access to balconies has been provided. Windows have been sized to achieve a glass area of minimum 10% of the floor area of the room</p>	Apartment Type	Minimum Internal Area	Studio	35m2	1 Bedroom	50m2	2 Bedroom	70m2	ACHIEVED
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PART 4D-2 p.89	<p><u>OBJECTIVE:</u></p> <p>Environmental performance of the apartment is maximised</p> <p><u>DESIGN CRITERIA:</u></p> <p>1. Habitable room depths are limited to a maximum of 2.5x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	<ul style="list-style-type: none"> All apartments have been designed to maximise solar, air-flow and natural day lighting access to the apartment All dining and living room areas have been designed to be combined spaces as open plan with the kitchen <p>1. Minimum depth of an internal living area (lounges + dining areas) ranges between 5.2m to 6.8m with a ceiling height of 2.7m. This is closely aligned with the 2.5x ratio.</p> <p>2. In open plan layouts, the maximum distance from a window or glazed sliding door to the kitchen, living and dining area does not exceed 8m.</p>	ACHIEVED																		

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PART 4D-3 p.91	<p><u>OBJECTIVE:</u></p> <p>Apartment layouts are designed to accommodate a variety of household activities and needs</p> <p><u>DESIGN CRITERIA:</u></p> <ol style="list-style-type: none"> Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> 3.6m for Studio and 1 Bedroom apartments 4.0m for 2 and 3 Bedroom apartments The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts 	<ul style="list-style-type: none"> All apartments have been designed to achieve the requirements of this part of the ADG. Generally, wardrobe lengths have been designed to be a length of 1.5m or greater. There are a range of apartments that feature storage zones to provide flexibility for the residents. <ol style="list-style-type: none"> All Master bedrooms achieve a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) All Bedrooms achieve a minimum dimension of 3m or greater (excluding wardrobe space) Living rooms or combined living/dining rooms achieve a minimum width of: <ul style="list-style-type: none"> 3.6m for 1 Bedroom apartments 4.0m for 2 and 3 Bedroom apartments N/A 	ACHIEVED 1. ACHIEVED 2. ACHIEVED 3. ACHIEVED 4. N/A																														
PART 4E-1 p.93	<p><u>OBJECTIVE:</u></p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <p><u>DESIGN CRITERIA:</u></p> <ol style="list-style-type: none"> All apartments are required to have primary balconies as follows: <table border="1" data-bbox="513 1528 1018 1801"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Studio Apartments</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 Bedroom Apartments</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 Bedroom Apartments</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ Bedroom Apartments</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m ²	-	1 Bedroom Apartments	8m ²	2m	2 Bedroom Apartments	10m ²	2m	3+ Bedroom Apartments	12m ²	2.4m	<ul style="list-style-type: none"> All primary open space and balconies have been designed such they are located adjacent to the living room, dining room or kitchen as an extension of the living space. Balconies have been orientated to maximise views and vistas and optimise the amount of solar access into the adjacent rooms All balconies have been designed to meet the requirements of this part of the ADG <ol style="list-style-type: none"> All apartments have a primary balcony and achieve the following minimum areas as follows: <table border="1" data-bbox="1225 1528 1730 1801"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Studio Apartments</td> <td>N/A</td> <td>-</td> </tr> <tr> <td>1 Bedroom Apartments</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 Bedroom Apartments</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ Bedroom Apartments</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table>	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	N/A	-	1 Bedroom Apartments	8m ²	2m	2 Bedroom Apartments	10m ²	2m	3+ Bedroom Apartments	12m ²	2.4m	ACHIEVED
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PART 4E-2	<p><u>OBJECTIVE:</u></p> <p>Primary private open space and balconies are appropriately located to enhance liveability for residents</p>	<ul style="list-style-type: none"> Private open space and balconies have been located adjacent to the living room, dining room or kitchen as an extension of the living space. Balconies have been orientated to maximise views and vistas and optimise the amount of solar access into the adjacent rooms Access from bedrooms to balconies are provided where possible to provide further amenity to the residents 	ACHIEVED
PART 4E-3	<p><u>OBJECTIVE:</u></p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>	<ul style="list-style-type: none"> Balcony design is integrated into the overall architectural design of the building. Private open spaces are to be integrated as part of the overall landscape strategy, refer to landscape architect's documentation 	ACHIEVED
PART 4E-4	<p><u>OBJECTIVE:</u></p> <p>Private open space and balcony design maximises safety</p>	<ul style="list-style-type: none"> All private open space have been designed in accordance with BCA/NCC requirements Private open space will have physical barriers and planters to maximise safety Private open spaces will have a secure gate to maximise safety All balustrade heights and types are appropriately designed to withstand wind-loading and force ensuring the safety of the residents and visitors 	ACHIEVED
PART 4F-1 p.97	<p><u>OBJECTIVE:</u></p> <p>Common circulation spaces achieve good amenity and properly service the number of apartments</p> <p><u>DESIGN CRITERIA:</u></p> <ol style="list-style-type: none"> The maximum number of apartments off a circulation core on a single level is eight. Note: Where Design Criteria 1 is not achieved, no more than 12 apartments should be provide off a circulation core on a single level. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. 	<ul style="list-style-type: none"> All lift lobbies have been designed to accommodate accessibility requirements and circulations Each core is generally positioned adjacent to an opening to allow provision of natural daylight, creating an inviting circulation space. <ol style="list-style-type: none"> The maximum number of apartments off a circulation core is 12. Greater than minimum amenity has been provided to the circulation spaces, including windows to all 3 ends of the corridor. 2x heavy duty lifts are provided to a total of 186 units, averaging ~60 units per lift. This is a high speed lift, and has been validated by a VT study. 	ACHIEVED
PART 4F-2	<p><u>OBJECTIVE:</u></p> <p>Common circulation spaces promote safety and provide for social interaction between residents</p>	<ul style="list-style-type: none"> The residential building core has multiple accessible paths of entry. All common circulation have been designed in accordance with BCA/ NCC requirements and the accessibility code to promote use of spaces by all resident users All corridors are to be well lit at night 	ACHIEVED

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PART 4G-1 p.101	<p><u>OBJECTIVE:</u> Adequate, well designed storage is provided in each apartment</p> <p><u>DESIGN CRITERIA:</u></p> <p>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: At least 50% of the required storage is to be located within the apartment</p>	<ul style="list-style-type: none"> All apartments feature joinery cupboards as their main storage provision. Where possible, additional storage is also provided in utility rooms. <p>1. The proposal will accommodate the recommended amount of storage per apartment. 100% of the required volume is accessible from the apartment living areas. Minimum apartment storage allocation is as follows:</p>	ACHIEVED																
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PART 4G-2	<p><u>OBJECTIVE:</u> Additional storage is conveniently located, accessible and nominated for individual apartments</p>	<ul style="list-style-type: none"> There is additional 'mobility parking' storage on Level 02. 	N/A																
PART 4H-1	<p><u>OBJECTIVE:</u> Noise transfer is minimised through the siting of buildings and building layout</p>	<ul style="list-style-type: none"> Acoustic mapping has been incorporated. Adequate acoustic insulation will be implemented. Appropriate separation is given between buildings Acoustic screening will be incorporated to plant/services areas as required by the acoustic engineer 	ACHIEVED																
PART 4H-2	<p><u>OBJECTIVE:</u> Noise impacts are mitigated within apartments through layout and acoustic treatments</p>	<ul style="list-style-type: none"> Internal apartment layouts have been designed to ensure that spaces are zoned to maximise privacy and acoustic separation within the apartments. Bedrooms are grouped together as much as possible and have doors to separate them from living zones. 	ACHIEVED																
PART 4J-1	<p><u>OBJECTIVE:</u> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p>	<ul style="list-style-type: none"> Appropriate setbacks are provided to give separation from the street to the buildings. Landscaping on the ground plane will help dampen and absorb noise 	ACHIEVED																
PART 4J-2	<p><u>OBJECTIVE:</u> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>	<ul style="list-style-type: none"> The facade will be specified with the appropriate acoustic and thermal insulation requirements. 	ACHIEVED																

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 4K-1	<p><u>OBJECTIVE:</u></p> <p>A range of apartment types and sizes is provided to cater for different household types now and into the future</p>	<ul style="list-style-type: none"> A variety of apartment types are proposed, ranging from studio, 1-bed and 4 -bed. The proposed mix is reflective of the site's location and demographics, and provides for apartments that can accommodate singles, couples, and family households. 	ACHIEVED
PART 4K-2	<p><u>OBJECTIVE:</u></p> <p>The apartment mix is distributed to suitable locations within the building</p>	<ul style="list-style-type: none"> The apartment mix is fairly distributed throughout the floorplates 4 bed apartment (rectory) is located at level 02, offering close proximity to ministry spaces on ground and level 01 	ACHIEVED
PART 4L-1	<p><u>OBJECTIVE:</u></p> <p>Street frontage activity is maximised where ground floor apartments are located</p>	<ul style="list-style-type: none"> N/A 	N/A
PART 4L-2	<p><u>OBJECTIVE:</u></p> <p>Design of ground floor apartments delivers amenity and safety for residents</p>	<ul style="list-style-type: none"> N/A 	N/A
PART 4M-1	<p><u>OBJECTIVE:</u></p> <p>Building facades provide visual interest along the street while respecting the character of the local area</p>	<ul style="list-style-type: none"> There is a variety of building facades that clearly define a podia and tower scale, aligning with the future urban fabric of Bankstown. The variety of facades add visual interest along the street and break down the scale of built form. The vertical breakup in the tower reinforces a 'slender' quality. The brick materiality to the podia and corner of the tower references the original brick materiality of the existing church on-site. 	ACHIEVED
PART 4M-2	<p><u>OBJECTIVE:</u></p> <p>Building functions are expressed by the facade</p>	<ul style="list-style-type: none"> The brick podia defines the key community and ministry uses, and references the original brick materiality of the existing church on-site. This materiality is brought through the corner of the tower, creating an urban marker from the street. The podia features expansive glazed openings, providing visibility to the community uses. The rhythmic pillar expression creates a civic quality. The tower features more fine grain articulation and balconies, emphasising its residential use. 	ACHIEVED
PART 4N-1	<p><u>OBJECTIVE:</u></p> <p>Roof treatments are integrated into the building design and positively respond to the street</p>	<ul style="list-style-type: none"> Roof services have been centrally located away from the edge of the building. Screening is provided where required to provide additional visual separation to these services. The use of flat roof designs reduces the impact of the height of the buildings Communal open space is provided on the roof, creating opportunity for greenery which will add to the streetscape. 	ACHIEVED

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PART 4N-2	<u>OBJECTIVE:</u> Opportunities to use roof space for residential accommodation and open space are maximised	<ul style="list-style-type: none"> Communal open space is maximised on the roof of the tower, achieving great solar amenity and views to the surrounds. 	ACHIEVED
PART 4N-3	<u>OBJECTIVE:</u> Roof design incorporates sustainability features	<ul style="list-style-type: none"> Solar panels are provided. Pergola structures add shading to the external communal space. Landscaping on the roof reduced the 'urban heat island effect'. 	ACHIEVED
PART 4O-1	<u>OBJECTIVE:</u> Landscape design is viable and sustainable	<ul style="list-style-type: none"> Refer Landscape design package for details. Ensuring the landscape design is viable and sustainable has been part of the design process throughout. 	ACHIEVED
PART 4O-2	<u>OBJECTIVE:</u> Landscape design contributes to the streetscape and amenity	<ul style="list-style-type: none"> Refer Landscape design package for details. Landscape design is a crucial part of the streetscape and amenity, from the ground plane and forecourt to the plants hanging along the different slab edges up the facade. 	ACHIEVED
PART 4P-1	<u>OBJECTIVE:</u> Appropriate soil profiles are provided	<ul style="list-style-type: none"> Refer Landscape design package for details. Planter and soil depth has been coordinated with relevant consultants, in particular the structural engineer. 	ACHIEVED
PART 4P-2	<u>OBJECTIVE:</u> Plant growth is optimised with appropriate selection and maintenance	<ul style="list-style-type: none"> Refer Landscape design package for details. Plant species were selected carefully to ensure growth and ease of maintenance. 	ACHIEVED
PART 4P-3	<u>OBJECTIVE:</u> Planting on structures contributes to the quality and amenity of communal and public open spaces	<ul style="list-style-type: none"> Refer Landscape design package for details. Planting has been utilised where possible to enhance and compliment all communal and public open spaces, creating biophilic environments for all. 	ACHIEVED
PART 4Q-1	<u>OBJECTIVE:</u> Universal design features are included in apartment design to promote flexible housing for all community members	<ul style="list-style-type: none"> 76% achieve the Livable Housing Guideline's Silver Level universal design features. 24% achieve the Livable Housing Guideline's Gold Level universal design features. 	ACHIEVED
PART 4Q-2	<u>OBJECTIVE:</u> Adaptable housing should be provided in accordance with the relevant council policy	<ul style="list-style-type: none"> N/A 	N/A
PART 4Q-3	<u>OBJECTIVE:</u> Apartment layouts are flexible and accommodate a range of lifestyle needs	<ul style="list-style-type: none"> Unit mix typologies include studio, 1 and 4 bedroom apartments. 	ACHIEVED
PART 4R-1	<u>OBJECTIVE:</u> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	<ul style="list-style-type: none"> N/A 	N/A

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 4R-2	<p><u>OBJECTIVE:</u></p> <p>Adapted buildings provide residential amenity while not precluding future adaptive reuse</p>	<ul style="list-style-type: none"> N/A 	N/A
PART 4S-1	<p><u>OBJECTIVE:</u></p> <p>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</p>	<ul style="list-style-type: none"> N/A 	N/A
PART 4S-2	<p><u>OBJECTIVE:</u></p> <p>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</p>	<ul style="list-style-type: none"> Residential entries and modes of circulation are to be clearly signposted, secured and easily seen from the street. These areas are to be well-lit at night to maximise safety Turns or corners in these areas are minimised to reduce concealment opportunities. 	ACHIEVED
PART 4T-1	<p><u>OBJECTIVE:</u></p> <p>Awnings are well located and complement and integrate with the building design</p>	<ul style="list-style-type: none"> An awning has been provided along French Avenue and is integrated with the overall podia design. A brick colonnade has been provided along Chapel Road, providing a weather protected zone along the street. It is integrated with the overall podia design. 	ACHIEVED
PART 4T-2	<p><u>OBJECTIVE:</u></p> <p>Signage responds to the context and desired streetscape character</p>	<ul style="list-style-type: none"> Yes - signage will be provided at the entry, contributing to the streetscape character through wayfinding. This will be further designed during Design Development. 	ACHIEVED
PART 4U-1	<p><u>OBJECTIVE:</u></p> <p>Development incorporates passive environmental design</p>	<ul style="list-style-type: none"> The development has incorporated a number of passive design principles: Cross ventilation is maximised where possible. Vertical facade elements provide further shading. High thermal mass facade elements keep the building warm in winter and cool in the summer. 	ACHIEVED
PART 4U-2	<p><u>OBJECTIVE:</u></p> <p>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</p>	<ul style="list-style-type: none"> Refer response above. 	ACHIEVED
PART 4U-3	<p><u>OBJECTIVE:</u></p> <p>Adequate natural ventilation minimises the need for mechanical ventilation</p>	<ul style="list-style-type: none"> Each stage and building achieves the minimum 60% cross ventilation as per ADG requirements Building slots have been utilised to increase opportunities of cross ventilation Open plan living has been incorporated to maximise natural air-flow through the apartments Apartment depths and appropriate ceiling heights have been designed in accordance with the requirements of this part of the ADG to maximise cross-ventilation and air-flow. 	ACHIEVED
PART 4V-1	<p><u>OBJECTIVE:</u></p> <p>Potable water use is minimised</p>	<ul style="list-style-type: none"> It is proposed to use water efficient fixtures within the development to minimise potable water usage. Refer to landscape architect's documentation for water saving measures in relation to landscaping. 	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 4V-2	<p><u>OBJECTIVE:</u></p> <p>Urban stormwater is treated on site before being discharged to receiving waters</p>	<ul style="list-style-type: none"> Stormwater management plans have been designed by an approved civil engineer. Refer to civil engineer's documentation. 	ACHIEVED
PART 4V-3	<p><u>OBJECTIVE:</u></p> <p>Flood management systems are integrated into site design</p>	<ul style="list-style-type: none"> Stormwater management plans have been designed by an approved civil engineer. Refer to civil engineer's documentation. 	ACHIEVED
PART 4W-1	<p><u>OBJECTIVE:</u></p> <p>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p>	<ul style="list-style-type: none"> The design integrates secure waste storage facilities on ground floor in order to minimise impacts on the streetscape, building entry, and amenity of residents Loading dock is located inside the building for waste collection. A comprehensive waste management plan has been prepared by specialist consultants to support the development application. 	ACHIEVED
PART 4W-2	<p><u>OBJECTIVE:</u></p> <p>Domestic waste is minimised by providing safe and convenient source separation and recycling</p>	<ul style="list-style-type: none"> The residential core provides access to a waste chute, recycling bin, and FOGO bin. Waste, FOGO, and recycling are easily separated in the waste room on the ground floor Refer to OWMP for further details 	ACHIEVED
PART 4X-1	<p><u>OBJECTIVE:</u></p> <p>Building design detail provides protection from weathering</p>	<ul style="list-style-type: none"> The development has been designed with materials that are durable and long lasting Awnings and balcony overhangs provide additional weather protection. The colonnade on ground floor provides weather protection The number of facade materials proposed is limited to ensure that junctions between materials, which typically are weak points in relation to water ingress, are minimised. 	ACHIEVED
PART 4X-2	<p><u>OBJECTIVE:</u></p> <p>Systems and access enable ease of maintenance</p>	<ul style="list-style-type: none"> The development has been designed with provision for facade building maintenance systems. This will be detailed in further design development. The rooftops are readily accessible via stair and lift for ease of maintenance. 	ACHIEVED
PART 4X-3	<p><u>OBJECTIVE:</u></p> <p>Material selection reduces ongoing maintenance costs</p>	<ul style="list-style-type: none"> The building façade is intended to be robust and hard-wearing. Internally, common areas will be resilient in order to accommodate high traffic patterns, particularly around the lift lobby. 	ACHIEVED

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