Appendix AA

SEPP 65 compliance report





PARRAMATTA SEPP65 COMPLIANCE REPORT

Sydney Metro West

SMWSTEDS-SMD-PTA-SN600-AR-RPT-044001
Paramatta

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Glossary

Term	Definition
ADG	Apartment design guide
Concept SSD Application	A concept development application as defined in Section 4.22 the <i>EP&A Act</i> , as a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.
Council	City of Parramatta
CSSI approval	Critical state significant infrastructure approval
Stage 1 CSSI Approval	SSI-10038 approved 11 March 2021 all major civil construction works between Westmead and The Bays, including station excavation and tunnelling, associated with the Sydney Metro West railway line
DCP	Development control plan
DPE	NSW Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
EPA	NSW Environment Protection Authority
ESD	Ecologically sustainable design
GANSW	NSW Government Architect's Office
GFA	Gross floor area
LEP	Local environmental plan
OSD	Over station development
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SEPP65	State Environmental Planning Policy No. 65 – Design quality of residential apartment development
SRD SEPP	State Environmental Planning Policy (state and regional development) 2011
SSDA	State significant development application
Sydney Metro West	Construction and operation of a metro rail line and associated stations between Westmead and the Sydney CBD
TfNSW	Transport for New South Wales

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Executive summary

This document has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs) for a Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning, Industry and Environment (DPIE) for the over station development (OSD) above Parramatta metro station. This report has been prepared to assess the residential component of the development's compliance with SEPP65 and the Apartment Design Guide (ADG).

The Concept SSDA seeks approval for a mixed-use development comprising of three new commercial office buildings (Buildings A, C, D) and one residential accommodation building (Building B) above the Parramatta metro station. The Concept SSDA seeks consent for a building envelope and use for residential and commercial purposes, maximum building height, a maximum gross floor area (GFA), pedestrian and vehicular access, circulation arrangements and associated car parking and the strategies and design parameters for the future detailed design of development. The Concept SSDA specifically seeks consent for the following land uses within the proposed SSD development:

- Building A: Approximately 38 storeys. Commercial and retail
- Building B: Approximately 33 storeys. Residential Accomodation and retail
- Building C: Approximately 26 storeys. Commercial and retail.
- Building D: Approximately 24 storeys. Commercial and retail.

This report has been prepared by Bates Smart Architects Pty Ltd to accompany the Concept SSDA for the OSD above Parramatta metro station.

We confirm that Philip Vivian of Bates Smart directed the design of the attached Concept SSDA and that Mr Vivian is registered as an architect in accordance with the *Architects Act 1921.* We confirm that in our professional opinion the proposed design is capable of achieving the design principles set out in the SEPP 65 and ADG.

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1.0 Intro

Introduction

1.0 Introduction

1.1 Purpose and scope of this Report

This SEPP65 and ADG compliance report supports a Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Concept SSDA is made under Section 4.22 of the EP&A Act.

Sydney Metro is seeking to secure concept approval for a mixed-use development comprising of three (3) new commercial office buildings (Buildings A, C, and D) and one (1) residential accommodation (Building B) above the Parramatta metro station, otherwise known as the over station development (OSD). The Concept SSDA seeks consent for a building envelope and use for residential and commercial purposes, maximum building height, a maximum gross floor area (GFA), pedestrian and vehicular access, circulation arrangements and associated car parking and the strategies and design parameters for the future detailed design of development.

The purpose of this report is to assess and verify the following:

- The ability for a future residential building within the proposed Stage 1 concept envelope of this application to meet the nine principles set out within SEPP65.
- The ability for a future residential building within the proposed Stage 1 concept envelope of this application to meet the relevant criteria of the ADG.

1.2 Sydney Metro West

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney Central Business District (CBD), transforming Sydney for generations to come. The once in a century infrastructure investment will have a target travel time of about 20 minutes between Parramatta and the Sydney CBD, link new communities to rail services and support employment growth and housing supply.

Stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont, and Hunter Street (Sydney CBD).

Sydney Metro West station locations are shown in Figure 1-1.



Figure 1-1 Sydney Metro West

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1.3 Background and planning context

Sydney Metro is seeking to deliver the proposed SSD development above the Parramatta metro station. In this regard, the approved station works (Concept State Significant Infrastructure Approval) are subject to the provisions of Part 5.1 of the EP&A Act (now referred to as Division 5.2) and the proposed SSD development component is subject to the provisions of Part 4 of the EP&A Act.

In recognition of the size of the infrastructure proposed, the State Significant Infrastructure (SSI) planning approvals process for the Sydney Metro West metro line, including delivery of station infrastructure, has been broken down into a number of stages, comprising the following:

- Stage 1 All major civil construction works between Westmead and The Bays including station excavation and tunnelling
- Stage 2 All major civil construction works between The Bays and Sydney CBD
- Stage 3 All stations, depots and rail systems between Westmead and the Sydney CBD, and operation of the line.

As the development is within a rail corridor, is associated with railway infrastructure and is for "commercial premises or residential accommodation" with a Capital Investment Value of more than \$30 million, the project is identified as State Significant Development (SSD) pursuant to Schedule 1, 19(2)(a) of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

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1.4 Site description

The site is located in the Parramatta CBD, approximately 24 kilometres west of the Sydney CBD, close to the banks of the Parramatta River.

The proposed development will sit in the heart of the existing Parramatta City centre bounded by George, Macquarie, Church and Smith Streets. The site will provide an additional piece of key transport infrastructure linking the Central River City to the Eastern Harbour City and will connect the new Civil Link from Parramatta Square to Parramatta River. The Parramatta metro station would be located to the north of the existing Parramatta station, within the commercial core of Parramatta CBD.

Parramatta metro station would serve and support the growth of Parramatta as Sydney's second CBD, including boosting jobs and improving connections to recreational and tourist attractions. The new metro station would improve customer experience at the existing Parramatta station by relieving demand in peak times.

The proposed mixed-use development site will be approximately 24,899m² and will be cleared of all buildings and utilities by Syndey Metro prior to commencement of station construction activities. The site is shown in Figure 1-2 and Table 1-1.

Street Address	Legal Description
41-59 George Street	Lot 10 in DP858392
45A George Street	Lot 2 in DP701456
61B George Street	Lot 1 in DP607181
71 George Street	Lot 100 in DP607789
220 Church Street	Lot 1 in DP1041242
222 Church Street	Lot 1 in DP702291
232 Church Street	Lot 1 in DP651992
236 Church Street	Lot 1 in DP128437
238 Church Street	Lot 2 in DP591454
48 Macquarie Street	Lot B in DP394050
58-60 Macquarie Street	Lot 1 in DP399104
62-64 Macquarie Street	Lot AY in DP400258
68 Macquarie Street	Lot 1 in DP711982
70 Macquarie Street	Lot E DP 402952
72 Macquarie Street	Lot 3 in DP218510
74 Macquarie Street	Lot H in DP405846

Table 1-1 Site legal description



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1.5 Overview of the Proposal

The Concept SSDA will seek consent for building envelopes above the Parramatta metro Station. The proposed OSD will comprise three (3) new commercial office buildings (Buildings A, C, D), and one (1) residential accommodation building (Building B). The Concept SSDA specifically seeks consent for the following:

- Maximum building envelopes and built form parameters, including street wall heights, podium envelopes and heights, and building setbacks, in accordance with the Concept Plans
- Maximum building heights, to be informed by Parramatta Local Environmental Plan 2011 sun access planes:
 - Building A: Approximately 38 storeys
 - Building B: Approximately 33 storeys
 - Building C: Approximately 26 storeys
 - Building D: Approximately 24 storeys.
- Land uses within the building envelopes, including:
 - Building A: Commercial and retail _
 - Building B: Residential and retail
 - Building C: Commercial and retail
 - Building D: Commercial and retail.
- Maximum gross floor area of approximately 190,000m² associated with proposed SSD development land uses, comprising:
 - Approximately 78,700m² in Building A, including approximately 75,200m² for commercial use and 3,500m² for retail use
 - Approximately 20,000m² in Building B, including approximately 18,900m² for residential use and 1,100m² for retail use
 - Approximately 35,950m² in Building C including approximately 35,700m² for commercial use and 250m² for retail use
 - Approximately 55,350m² in Building D, including approximately 52,350m² for commercial use and 3,000m² for retail use.

- Maximum 455 car parking spaces across 3 basement levels
- Loading, vehicular, and pedestrian access arrangements
- The future subdivision of parts of the proposed SSD development built-form.

As the proposed development is for a concept approval only, pursuant to section 4.22 of the EP&A Act, further approval(s) will be sought for the detailed design and construction of the proposed SSD development elements. The future approval(s) will be required to be consistent with this Concept SSDA. Preliminary illustrations of the development are provided in Figure 1-3 and Table 1-2.

Site	Use	Storeys	Maximum GFA (m²)
Building A	Commercial	38	78,700
Building B	Residential	33	20,000
Building C	Commercial	26	35,950
Building D	Commercial	24	55,350

Table 1-2 Proposed OSD overview



Figure 1-3 Proposed development

Legend





OSD & ASD Concept SSD Building Envelope - Includes OSD & ASD Areas inside the CSS 'shell' below ground and in the podium levels



Metro Station Entry and Box (Indicative)



3m Podium Articulation Zone efer to Design Guidelines

Heritage Interface Zone - refer to Design Guidelines.

2.0

SEPP65 Design Quality Principles

2.1 Principle 1: Context and neighbourhood character

2.1 Principle 1: Context and neighborhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change. Parramatta metro station and its precinct will be the focal point and catalyst for the community that will drive success for the Central River City of Greater Sydney.

The site is in the Commercial Core of Parramatta and is bounded by George Street to the north, Smith Street to the east, Macquarie Street to the south and Church Street to the west.

The masterplan proposal incorporates new public domain at ground level in the heart of the Commercial Core. This new public domain seeks to provide a much needed new amenity in the centre of Parramatta and supports a future high density city as envisaged by Parramatta City Council under PLEP 2011.

The proposed residential tower, Building B, is located on the Western portion of the site fronting Church Street. This section of Church Street (between George and Macquarie is on the light rail corridor and is closed to vehicular traffic.

At ground level, the development fronts Church Street to the west, a new east-west pedestriansed laneway to the north, and a new extended and pedestrianised United Lane to the east. This permeability through the site has intentionally been proposed to create a new network of vibrant



Figure 2-1 Proposed ground floor as viewed from Church Street

and activated pedestrian laneways within the new Commercial Core (Figure 2-1). Lined with active retail and food / beverage uses at ground level, the laneways seek to build upon the existing pedestrian and entertainment character of Church Street by providing a rich, new and more intimate pedestrian experience in a portion of Parramatta dominated by motor vehicles, shopping malls and a multi storey car park before now.

Signaling the entrance into the new precinct from

Church Street, the ground floor of the proposed residential building also incorporates a new station entrance and new public plaza fronting Church Street, directly opposite the existing heritage listed GPO building, both dignifying and reinforcing its role within the existing streetscape.

2.2 Principle 2: Built form and scale

2.2 Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation, and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook. The proposed scheme is wholly contained within the permissible LEP height limit. The scheme is also wholly contained within the extents permitted under a draft site specific DCP control currently on exhibition (Figure 2-2).

The future built form of Parramatta under PLEP 2011 is quite different to that of today with considerable increases in heights permitted on sites immediately adjacent to the proposal and particularly to the north, as is shown on the adjacent image.

The proposed development seeks to mediate between the existing 2-3 storey scale of heritage Parramatta with the future emerging scale of a high density urban core. It seeks to achieve this via the following means:

- A two storey podium fronting Church Street, in deference to the existing 2 storey scale of adjacent heritage shop-fronts and GPO opposite, reinforces and responds to the existing heritage streetscape (Figure 2-3).
- Above two storeys, the residential tower is set back 12 metres from Church Street, complying with LEP recommended setbacks and ensuring the future character of Church

Street is preserved as a low scale, intimate neighbourhood high street.

 At the base of the building, a generous new area of public domain provides an added civic amenity on Church Street while also providing a new public entrance to the proposed metro station,

In addition, the proposed massing envelope enables future flexibility to achieve multiple additional means of articulating built form, as evidenced in the reference design scheme:

- Strong sense of entry into the new precinct from Church Street
- Generous communal roof terrace and adjacent amenity spaces at the top of the tower
- Vertical slot articulation and stepped bar massing reduces the visual scale of development and integrates it into a cohesive site-wide massing language
- Visual relief through façade modulation and use of materials.



Figure 2-2 proposed 2 storey scale to podium



Figure 2-3 Proposed residential tower within PLEP 2011 context.

2.3 Principle 3: Density

2.3 Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment The proposal is part of a proposed new high density urban core at the centre of a transport interchange. Higher densities can improve housing supply and diversity of types. This in turn will attract more people to live, study and work, encouraging a wider group of residents to the area.

Apartment mix:

- 1 Bedroom Apartments 27% at 58 60m²
- 2 Bedroom Apartments 50% at 87 89m²
- 3 Bedroom Apartments 23% at 133 138m²

The proposed building is well served by public transport. It is located within 400m of Parramatta Train Station, Parramatta Light Rail, and existing bus routes. The building sits on top of the proposed metro station which will be operational before the building can be constructed.

Residential bike lockers would be provided in the basement to support City of Parramatta's desire to be an attractive precinct for both cyclists and pedestrians.

The concept proposal provides significant benefits to the public. The large areas of public open space at ground level to the east contribute to the overall amenity of the precinct. All apartments experience a high level of amenity, with both views and generous living spaces and private open spaces.

All apartments can comply with storage requirements both internally and externally. Additional external storage is provided adjacent to bike parking within the basement.

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2.4 Principle 4: Sustainability

2.4 Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

The proposed residential building could incorporate several key sustainability principles in its design:

- On-site rainwater detention and re-use
- Natural ventilation to circulation spaces
- Majority of apartments are cross ventilated (82%)
- Apartment planning maximises direct sun to apartments. 76% of apartments receive more than 3 hours of direct sun in midwinter
- Majority of apartments have a dual aspect with views west across Parramatta Park to the Blue Mountains and north to the Parramatta River
- Excellent availability of public transport networks including rail, light rail, bus, metro and ferry
- Proximity to cycling and pedestrian networks
- Access to car-share facilities in basement
- Social and communal dining areas for residents.

Other sustainability initiatives are in Figure 2-4.



Figure 2-4 precinct wide sustainability initiatives

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2.5 Principle 5: Landscape

2.5 Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighborhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks.

Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management. The proposed residential building is located in a dense urban environment identified by the Parramatta CBD Planning Proposal as the future central business district of Parramatta, the Central River City of Sydney.

Parramatta is well served by extensive natural parklands including Parramatta Park, and has recently benefited from a significant upgrade of its River Precinct and River Foreshore Reserve which is 400 metres north of the proposed development.

The residential tower itself provides exceptionally residential amenity in the form of communal space. At the top of the building, two internal resident amenity floors are provided, one on level 30 (Figure 2-5) and one on level 31 (Figure 2-6), with a total internal area of approximately 700m². The building has been designed to be suitable for potential 'Build to Rent' use, with these rooftop amenities likely incorporating a fitness and wellness centre, co-working space, resident lounge, and bookable banquet / dining area for residents. Both resident amenity floors spill out onto generous external landscaped terraces.

L30 - COMMUNAL TERRACE

Figure 2-6 Level 31

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2.6 Principle 6: Amenity

2.6 Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.

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.

Throughout the development of the indicative design the following issues were considered:

- Access to daylight for the amenity of all apartments
- Direct solar access to living areas and private open spaces (Figure 2-8)
- Generous private open space in exceedance of SEPP 65 guidelines
- Many apartments have river, park, and blue mountains views
- Privacy between apartments has been considered, with privacy blades used to minimise visual intrusion
- Views and solar access to communal areas and open spaces
- Views from interior communal spaces
- Natural light and ventilation to communal circulation spaces
- Landscaped communal rooftop spaces
- Generous public open space as part of the wider masterplan
- All apartments have adequate storage including space for bike parking

- 82% of apartments are naturally ventilated (Figure 2-9)
- All apartments meet or exceed the minimum internal and private open space area requirements for SEPP 65
- All apartment layouts have been rationalized and optimised (Figure 2-10)
- A variety of apartments are available:
 - 1 Bedroom Apartments 27% at 58 60m²
 - 2 Bedroom Apartments 50% at 87 89m²
 - 3 Bedroom Apartments 23% at 133-138m²

Figure 2-8 Solar Access

5 out of 7 apartments, or 71% of apartments, on a typical floorplate achieve 2 hours solar access to living rooms and private open spaces on 21st June.

Figure 2-9 Crossflow Ventilation

6 out of 7 apartments, or 86%, have the potential to achieve cross flow ventilation, in excess of the 60% ADG requirement applying to the lowest 9 floors only.

Figure 2-10 Floorplate of Indicative Reference Design

2.7 Principle 7: Safety

2.7 Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose. The following safety initiatives have been included into the design:

- Principle building entrances are clearly identifiable and allow for passive surveillance
- Entrances will have secure access points
- Car park layouts are designed to minimise alcoves. Column and wall placement have been considered to minimise obstruction to sightlines and basement access is provided through a secure point
- Entries are well lit
- Lower-level apartments provide passive surveillance to the street and laneway
- The retail component of the development will increase pedestrian activity which will in turn provide surveillance at street level.

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2.8 Principle 8: Housing diversity and social interaction

2.8 Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents. A mix of apartment types is available providing housing choice and supporting equitable housing into the future. The apartment mix is reflective of the Parramatta DCP guidelines for residential development with the range as follows:

- 1 Bedroom Apartments 27% (Figure 2-11)
- 2 Bedroom Apartments 50% (Figure 2-12)
- 3 Bedroom Apartments 23% (Figure 2-13).

The proposal offers a broad range of product with generous internal and external communal areas The solar access plane height control affords the unique opportunity to create extensive communal spaces at the top of the building spilling out onto an external rooftop terrace. Such high quality amenity space is able to exceed ADG minimum requirements for communal space.

In addition, large lobby, corridor, and communal areas encourage interaction between neighbours and foster social networking.

Figure 2-11 Typical 1 Bedroom

Figure 2-12 Typical 2 Bedroom

Figure 2-13 Typical 3 Bedroom

2.9 Principle 9: Aesthetics

2.9 Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

Good design uses a variety of materials, colours and textures. The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape. Parramatta Metro Station and its precinct will be the focal point at catalyst for the community that will drive success for the Central River City of Greater Sydney.

Exceptional design will reflect the local context, acknowledge its prominent location within Parramatta and address city-making and placemaking principles. A distinctive built form and generous public domain will reflect the site's prominent location at the heart of the City and provide a new urban destination between Parramatta Square and Parramatta River. The development will seamlessly integrate all building elements across the site, including the public domain, station, and entrances.

The proposed residential tower provides a modern and elegant addition to the transformation of the site. Situated on the intersection of Church Street and the pedestrian laneway, the tower defines the western edge of the site, providing a landmark for the adjacent metro entry.

The tower form is comprised of two distinct bars which slip vertically lifting the northern bar up to provide a communal indoor / outdoor space for residents at the top whilst reinforcing the metro entry plaza below. A naturally ventilated communal corridor separates the two bars. The southern rooftop terrace is landscaped with lush planting.

In anticipation of the future surrounding context (the proposed development sits within the commercial core of Parramatta which is undergoing significant development uplift) the massing and detailing is designed to respond to both the emerging character of the area and the existing context.

The following principles have been observed during the design process:

- Facade materials, colours, and tones, should demonstrate an identifiable relationship to Country and the landscapes of the Cumberland Plains, including sandstone and shale, earthen tones, and muted greens
- Facade materials, colours, and tones, should respond to the predominant materials of the colonial heritage in the locality, including sandstone and sandstock bricks
- Materials should be high quality, enduring, minimise ongoing maintenance, and avoid detrimental impacts such as glare. Highly reflective materials should be avoided

 Selected materials should contribute to a low carbon footprint through low-embodied energy and their contribution to a high-performing building.

3.0 ADG Response Table

ADG Ref.	Item Description	Notes	Compliance	
PART3	SITING THE DEVELOPMENT			
3 A	SITE ANALYSIS			
3A-1 p47	Objective: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.			✓
	Design Guidance		Considered	
	Each element in the Site Analysis Checklist is addressed.	-	YES	
3B	ORIENTATION			
3B-1 p49	Objective: Building types & layouts respond to the streetscape & site while optimising solar access within the development			✓
	Design Guidance		Considered	
	Buildings along the street frontage define the street by facing it & incorporating direct access from the street	-	YES	
3B-2 p49	Objective: Overshadowing of neighbouring properties is minimised during mid winter.			\checkmark
	Design Guidance		Considered	
	Living areas, private open space & communal open space receive solar access in accordance with section 3D Communal & Public Open Space and section 4A Solar & Daylight Access	-	YES	
	Solar access to living rooms, balconies & private open spaces of neighbours are considered	-	YES	
	Overshadowing is minimised to the south or downhill by increased upper level setbacks	-	YES	
	A minimum of 4 hours of solar access is retained to solar collectors on neighbouring buildings	-	YES	
3C	PUBLIC DOMAIN INTERFACE			
3C-1 p51	Objective: Transition between private & public domain is achieved without compromising safety & security.			\checkmark
	Design Guidance		Considered	
	Terraces, balconies and courtyard apartments have direct street entry, where appropriate	-	YES	
	Changes in level between private terraces, front gardens & dwelling entries above the street level provide surveillance & improve visual privacy for ground level dwellings	-	YES	
	Upper level balconies & windows overlook the public domain	-	YES	
	Front fences & walls along street frontages use visually permeable materials & treatments. Height of solid fences or walls is limited to 1m	-	YES	
	Length of solid walls is limited along street frontages	-	YES	
	Opportunities for casual interaction between residents & the public domain is provided for. Design solutions may include seating at building entries, near letter boxes & in private courtyards adjacent to streets	Capable of complying	YES	
	 In developments with multiple buildings and/or entries, pedestrian entries & spaces associated with individual buildings/entries are differentiated to improve legibility for residents, using the following design solutions: Architectural detailing Changes in materials Plant Species Colours Opportunities for people to be concealed are minimised. 	-	YES	
3C-2	Objective: Amenity of the public domain is retained &			\checkmark
p53	enhanced. Design Guidance		Considered	•
	Planting is used to soften the edges of any raised terraces to the street, for example above sub-basement car parking	-	YES	
-	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	-	YES	

Compliance	ADG Ref.	Item Description	Notes	Compliance
		The visual prominence of underground car park vents is minimised & located at a low level where possible	-	YES
/		Substations, pump rooms, garbage storage areas & other service requirements are located in basement car parks or out of view	All located on basement 01	YES
•		Ramping for accessibility is minimised by building entry location & setting ground floor levels in relation to footpath levels	Yes subject to flooding protection requirements	YES
Considered		Durable, graffiti resistant & easily cleanable materials are used	Capable of complying	YES
YES		Where development adjoins public parks, open space or bushland, the design positively addresses this interface & uses the following design solutions:	-	
\checkmark		Street access, pedestrian paths & building entries are clearly defined		YES
Considered		Paths, low fences & planting are clearly delineate between communal/private open space & the adjoining public open		
YES		Minimal use of blank walls, fences & ground level parking.		
\checkmark		On sloping sites protrusion of car parking above ground level is minimised by using split levels to step underground car parking	-	YES
Considered		COMMUNAL & PUBLIC OPEN SPACE		
YES	3D-1 p55	Objective: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.		✓
YES		Design Criteria		
YES	- 1	Communal open space has a minimum area equal to 25% of the site	The precinct masterplan provides approx 10,000 sqm of landscaped public open space immediately adjacent the proposed development. The future design of the proposed tower can also achieve 25% of the site area as internal communal space at the tap of the building	~
\checkmark	0		Capable of complying. The reafter	
Considered	2	Developments achieve a minimum of 50% direct sunlight to	communal open area recieves direct	
YES		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)	sunlight to approximately 25% of the area between 12-3pm. The internal communal open spaces recieve direct solar from 9am-3pm.	\checkmark
YES		Design Guidance		Considered
YES	-	Communal open space is consolidated into a well designed, easily identified & usable area	All communal areas are co-located at the top of the building	YES
YES		Communal open space have a minimum dimension of 3m. Larger developments should consider greater dimensions	-	YES
YES	-	Communal open space are co-located with deep soil areas	The building sits above a Metro corridor and is restricted at ground level. The proposal has provided a lush landscaped roof terrace as part of the communal open space	YES
TES	-	Direct, equitable access are provided to communal open space areas from common circulation areas, entries & lobbies	Lift and level access provided	YES
		Where communal open space cannot be provided at ground level, it is provided on a podium or roof	Provided on southern portion of roof.	YES
YES	3D-2 p57	Objective: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting		\checkmark
		Design Guidance		Considered
		Facilities are provided within communal open spaces & common spaces for a range of age groups (see 4F Common Circulation & Spaces), incorporating the following:	Capable of complying	
\checkmark		Seating for individuals or groups		YES
Considered		Barbeque areas Play equipment or play areas		
VEQ		Swimming pools, gyms, tennis courts or common rooms.		
YES	-	Location of facilities responds to microclimate & site conditions with access to sun in winter, shade in summer & shelter from strong winds & down drafts	-	YES

ADG Ref.	Item Description		Notes	Compliance	
	Visual impacts of servi- of ventilation duct outle substations & detention	ces are minimised ets from basemen n tanks	, including location t car parks, electrical	-	YES
3D-3 p57	Objective: Commu safety.	nal open space	is designed to maxir	nise	\checkmark
	Design Guidance				Considered
	Communal open space from habitable rooms a visual privacy. Design s · Bay windows · Corner windows	e & public domain & private open spa solutions include:	should be readily visib ace areas while maintai	le Capable of complying ning	YES
		o is well lit		Canable of complying	VES
	Communal open space	e/facilities that are	provided for children 8	Capable of complying	YES
3D-4 p59	Objective: Public o the existing pattern 8	and contained pen space, whe & uses of the nei	re provided, respond ahbourhood.	ds to	\checkmark
1000	Design Guidance		<u>g</u>		Considered
	Public open space is w least one edge	vell connected with	h public streets along a	t A pedestrian retail laneway co provided through the site.	onnection is YES
	POS is connected with	n nearby parks & c	ther landscape elemer	ts The laneway connects throug and Civic Link.	h to Metro Plaza YES
	POS is linked through termination points & th	view lines, pedesti e wider street grid	rian desire paths,	-	YES
	Solar access is provide strong winds	ed year round alor	ng with protection from	Capable of complying	YES
	Opportunities for a ran people of all ages	ge of recreational	activities is provided fo	r Capable of complying	YES
	Positive street address adjacent to POS	& active street fro	ontages are provided	-	YES
	Boundaries are clearly	defined between	POS & private areas	-	YES
3E	DEEP SOIL ZONE	s			
3E-1 p61	Objective: Deep so & tree growth, impro- management of wat	oil zones are suita ove residential ar er and air quality	able for healthy plant nenity and promote ⁄.		\checkmark
	Design Criteria				
1	Deep soil zones are requirements:	to meet the follo	wing minimum	The building is located with commercial core of Parran	nin the natta in an
	Site Area (sqm)	Minimum Dim. (m)	Deep Soil Zone (% of site area)	urban setting. It sits above corridor and station entran cannot achieve deep soil p	a Metro lice and as such planting at street
	less than 650	-		level.	0
	650-1500	3		The precinct masterplan u	nder which this
	greater than 1500	6	7	tower is proposed incorpo	rates a large
	greater than 1500 with significant existing tree cover	6		approximately 35% of which deep soil planting.	the East, ch is suitable for
	Design Guidance				Considered
	On some sites it may b	asterplan.			
	 depending on the site 10% of the site as 1,500sqm 	area & context: s deep soil on site:	s with an area of 650sq	ım -	YES

• 15% of the site as deep soil on sites greater than 1,500sqm.

Item Description		Notes	Compliance			
 Deep soil zones are located to retain existing significant trees & to allow for the development of healthy root systems, providing anchorage & stability for mature trees. Design solutions may include: Basement & sub-basement car park design that is consolidated beneath building footprints Use of increased front & side setbacks Adequate clearance around trees to ensure long term health Co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil. Achieving the design criteria may not be possible on some sites including where: location & building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) there is 100% site coverage or non-residential uses at ground floor level. Where a proposal does not achieve deep soil requirements, acceptable stormwater management is achieved & alterna-tive forms of planting provided			ificant trees & ms, providing utions may include: that is long term health ljacent sites to on some sites no space for deep trict, constrained al uses at ground uirements, & alterna-tive	Capable of complying	YES	
	Objective: Adequate b	ouilding separation dis	stances are			/
	reasonable levels of ext	ernal & internal visual	s, to achieve privacy.			V
	Design Criteria					
1	Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows:		A minimum 12 metre setback is provided to the East, North and West frontages, the direction in which all habitable and non habitable rooms are oriented. The floorplate is designed such that no			
	(m)	& Balconies. (m)	Rooms (m)	are required facing south. As such, a Om setback is permissible, however to achieve		
	up to 12^{-4} storeys)	0	1.5	a good urban design outcome and		./
	up to 25 (5-8 storeys)	10	4.0	adequate physical separation from any		v
	over 25 (9+ storeys) 12 6 Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. 6 Gallery access circulation should be treated as habitable space when measuring privacy separation distances between positions 6		south, a 4.5m setback is proposed.			
	Design Guidance				Considered	
	Generally as the height inc desirable due to building s cause a 'ziggurat' appeara	creases, one step in the separations. Any additio ance	built form is nal steps do not to	One step at top of building to accomodate communal spaces and roofplant	YES	
	New development are located & oriented to maximise visual privacy between buildings on site & for neighbouring buildings. Design solutions include:			-		
	 site layout & building are orientated to minimise privacy impacts (see 3B Orientation) on sloping sites, apartments on different levels have 				YES	
	Direct lines of sight are avo	pided for windows & bal	conies across	Screening provided in critical locations	YES	
-	No separation is required l	between blank walls		-	YES	
	Objective: Site & build	ing design elements i	ncrease privacy		TEO	
	Objective: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.					✓
	Design Guidance				Considered	
-	Communal open space, c separated from private op particularly habitable room	ommon areas & access en space & windows to n windows.	apaths are apartments,	-	YES	
	Bedrooms, living spaces & other habitable rooms are separated from gallery access & other open circulation space by the apartment's service areas			-	YES	

ADG Ref.

3F **3F-1** p63

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3F-2 p65

ADG Ref.	Item Description	Notes	Compliance		ADG Ref.
	Balconies & private terraces are located in front of living rooms to increase internal privacy	Capable of complying	YES		
	Windows are offset from the windows of adjacent buildings	-	YES		
	Recessed balconies and/or vertical fins are used between adjacent balconies	Capable of complying	YES		
3G	PEDESTRIAN ACCESS & ENTRIES				
3G-1 p67	Objective: Building entries & pedestrian access connects to and addresses the public domain.			✓	
	Design Guidance		Considered		
	Multiple entries (including communal building entries & individual ground floor entries) activate the street edge	Building entry located off Church St	YES		
	Entry locations relate to the street & subdivision pattern, and the existing pedestrian network	-	YES		3J 3J-1
	Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	-	YES		p71
	Where street frontage is limited, a primary street address should be provided with clear sight lines and pathways to secondary building entries	-	YES		1
3G-2 p67	Objective: Access, entries & pathways are accessible & easy to identify.			✓	
	Design Guidance		Considered		
	Building access areas including lift lobbies, stairwells & hallways are clearly visible from the public domain & communal spaces	-	YES		
	The design of ground floors & underground car parks minimise level changes along pathways & entries	-	YES		
	Steps & ramps are integrated into the overall building & landscape design	Capable of complying	YES		
	For large developments 'way finding' maps are provided to assist visitors & residents	Capable of complying	YES		
	For large developments electronic access & audio/video intercom are provided to manage access	Capable of complying	YES		
3G-3 p67	Objective: Large sites provide pedestrian links for access to streets & connection to destinations.			✓	3J-2 p71
	Design Guidance		Considered		pri
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres & public transport	-	YES		
	Pedestrian links are direct, have clear sight lines, are overlooked by habitable rooms or private open spaces of dwellings, are well lit & contain active uses, where appropriate	-	YES		
ЗН	VEHICLE ACCESS				
3H-1 p69	Objective: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high guality streetscapes.			✓	3J-3 p73
	Design Guidance		Considered		
	Car park access is integrated with the building's overall facade. Design solutions include: • materials & colour palette minimise visibility from street	The precinct has a uses a combined basement carparking and loading approach. The car park associated with Building B is accessed from United Lane Nth underneath Building A	VES		
	 security doors/gates minimise voids in the facade where doors are not provided, visible interiors reflect facade design, and building services, pipes & ducts are concealed. 	Car access to this block of Church St is impossible due to pedestrianisation and light rail.	120		
	Car park entries are located behind the building line	-	YES		
		The ramp is located to avoid pedestrian and			
	Vehicle entries are located at the lowest point of the site, minimising ramp lengths, excavation & impacts on the building form and layout	vehicular conflict through the precinct. The ramp is contained within the footprint of the building and the length is driven by flooding requirements.	NO		3J-4 p73
	Vehicle standing areas that increase driveway width & encroach into setbacks are avoided	-	YES		
	Access point is located to avoid headlight glare to habitable rooms	-	YES		
	Adequate separation distances are provided between vehicle entries & street intersections	-	YES		

ADG Ref.	Item Description	Notes	Compliance	
	The width & number of vehicle access points are limited to the minimum	One access provided width as per AS2890.1	YES	
	The need for large vehicles to enter or turn around within the site is avoided	Within basment	YES	
	Garbage collection, loading & servicing areas are screened	Within basement	YES	-
	Clear sight lines are provided at pedestrian & vehicle crossings	-	YES	
	Pedestrian & vehicle access are separated & distinguishable. Design solutions include: Changes in surface materials	-	YES	
	Level changes Landscaping for separation.			
3J	BICYCLE & CAR PARKING			
3J-1 p71	Objective: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.		,	/
	Design Criteria			
1	 For development in the following locations: sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or 	Final parking numbers to be confirmed in Detailed Development Application		
	 on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre 			1
	the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.			
	The car parking needs for a development must be provided off street.			
	Design Guidance		Considered	
	Where a car share scheme operates locally, car share parking spaces are provided within the development.	Final parking numbers to be confirmed in Detailed Development Application	YES	
3J-2 p71	Objective: Parking & facilities are provided for other modes of transport.		,	/
	Design Guidance		Considered	
	Conveniently located & sufficient numbers of parking spaces are provided for motorbikes & scooters	Capable of complying	YES	
	Secure undercover bicycle parking is provided & easily accessible from both public domain & common areas	Capable of complying	YES	
	Conveniently located charging stations are provided for electric vehicles, where desirable	Capable of complying	YES	
3J-3 p73	Objective: Car park design & access is safe and secure.		•	
	Design Guidance		Considered	
	Supporting facilities within car parks, including garbage, plant & switch rooms, storage areas & car wash bays can be accessed without crossing car parking spaces	Capable of complying	YES	
	Direct, clearly visible & well lit access is provided into common circulation areas	Capable of complying	YES	
	Clearly defined & visible lobby or waiting area is provided to lifts & stairs	Capable of complying	YES	
	For larger car parks, safe pedestrian access is clearly defined & circulation areas have good lighting, colour, line marking and/or bollards	Capable of complying	YES	
3J-4 p73	Objective: Visual & environmental impacts of underground car parking are minimised.		1	/
	Design Guidance		Considered	
	Excavation minimised through efficient car park layouts & ramp design	-	YES	
	Car parking layout is well organised, using a logical, efficient structural grid & double loaded aisles	-	YES	_

ADG Ref.	Item Description	Notes	Compliance
	Protrusion of car parks do not exceed 1m above ground level. Solution include stepping car park levels or using split levels on sloping sites	-	YES
	Natural ventilation is provided to basement & sub-basement car parking	Scale of basement requires active ventilation system	NO
3J-5 p75	Objective: Visual & environmental impacts of on-grade car parking are minimised.		\checkmark
	Design Guidance		Considered
	On-grade car parking is avoided	None provided	YES

PART4 DESIGNING THE BUILDING

4A S	OLAR & DAYLIGHT ACCESS	
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4A-1 p79	Objective: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.		\checkmark	^
	Design Criteria			
1	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	76% recieve 2hours between 9am and 3pm on 21st of June.	V	/
3	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	0% recieve no direct sun.	\checkmark	^
	Design Guidance		Considered	
	The design maximises north aspect. The number of single aspect south facing apartments is minimised	No south facing apartments	YES	
	Single aspect, single storey apartments have a northerly or easterly aspect	6 out of 7 apartments per floorplate have a northerly or easterly aspect.	YES	
	Living areas are located to the north and service areas to the south & west of apartments	-	YES	
	To optimise direct sunlight to habitable rooms & balconies a number of the following design features are used:	-		
	Dual aspect apartments		VES	
	Shallow apartment layouts		TLO	
	Two storey & mezzanine level apartments			
	· Bay windows.			
	To maximise the benefit to residents of direct sunlight within living rooms & private open spaces, a minimum of 1sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	Capable of complying	YES	
	Achieving the design criteria may not be possible where:	District views towards the Blue Mountains are		
	 greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source 	are available to the North and West resulting in it being advantageous for a small number of apartments to face west.		
	on south facing sloping sites		YES	
	 significant views are oriented away from the desired aspect for direct sunlight. 			
	Design drawings need to demonstrate how site constraints & orientation preclude meeting Design Criteria & how the development meets the objective.			
4A-2 p81	Objective: Daylight access is maximised where sunlight is limited.		\checkmark	1
	Design Guidance		Considered	
	Courtyards, skylights & high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms.	-	YES	

ADG Ref.	Item Description	Notes	Compliance
	Opportunities for reflected light into apartments are optimised through:	Capable of complying	
	 Reflective exterior surfaces on buildings opposite south facing windows 		VES
	 Positioning windows to face other buildings or surfaces (on neighbouring sites or within site) that will reflect light 		TL3
	 Integrating light shelves into the design Light coloured internal finishes. 		
4A-3 p81	Objective: Design incorporates shading & glare control, particularly for warmer months.		\checkmark
	Design Guidance		Considered
	 A number of the following design features are used: Balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas Shading devices such as eaves, awnings, balconies, pergolas, external louvres & planting 	Capable of complying	
	 Horizontal shading to north facing windows Vertical shading to east & particularly west facing windows Operable shading to allow adjustment & choice High performance glass that minimises external glare off windows, with consideration given to reduce tint glass or glass with a reflectance level below 20% (reflective films are avoided). 		YES
4B	NATURAL VENTILATION		
4B-1 p83	Objective: All habitable rooms are naturally ventilated.		\checkmark
	Design Guidance		Considered
	The building's orientation maximises capture & use of prevailing breezes for natural ventilation in habitable rooms	-	YES
	Depths of habitable rooms support natural ventilation	-	YES
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	Capable of complying	YES
	Doors & openable windows maximise natural ventilation opportunities by using the following design solutions: • Adjustable windows with large effective openable areas	Capable of complying	
	 Variety of window types that provide safety & flexibility such as awnings & louvres 		YES
	 Windows that occupants can reconfigure to funnel breezes into apartment, such as vertical louvres, casement windows & externally opening doors. 		
4B-2 p83	Objective: The layout & design of single aspect apartments maximises natural ventilation.		\checkmark
	Design Guidance		Considered
	Apartment depths limited to maximise ventilation & airflow	-	YES
	 Natural ventilation to single aspect apartments is achieved with the following design solutions: Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) Stack effect ventilation, solar chimneys or similar used to naturally ventilate internal building areas or rooms such as 	Capable of complying	YES
	 bathrooms & laundries Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation & avoid trapped smells. 		
4B-3 p85	Objective: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.		\checkmark
	Design Criteria		
1	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	86% of Apartments in the first nine storeys are naturally cross ventilated.	\checkmark
2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	-	\checkmark

Ref.	Item Description		Notes	Compliance
	Design Guidance			Considered
	The building includes apartments & corner a	dual aspect apartments, cross through apartments, and limited apartment depths	-	YES
	In cross-through apart areas on one side of a equal to the external v other side of the apart	tments, external window & door opening sizes/ in apartment (inlet side) are approximately vindow & door opening sizes/areas on the ment (outlet side)	-	YES
	Apartments are design & rooms that might ob	ned to minimise the number of corners, doors ostruct airflow	Capable of complying	YES
	Apartment depths, co maximise cross ventila	mbined with appropriate ceiling heights, ation & airflow	Capable of complying	YES
4C	CEILING HEIGHT	S		
4C-1 p87	Objective: Ceiling ventilation & dayligh	height achieves sufficient natural t access.		\checkmark
	Design Criteria			
1	Measured from finis minimum ceiling hei	hed floor level to finished ceiling level, ights are:	Concept DA allows 3.1m floor to floor. Capable of complying	
	Min for apt ar	nimum Ceiling Height nd mixed-used buildings (m)		
	Habitable rooms	2.7		
	Non-habitable rooms	2.4		
	For 2 storey apts	2.7 for main living area floor2.4 for second floor, where its areadoes not exceed 50% of the apt area		\checkmark
	Attic spaces	1.8 at edge of room with 30deg minimum ceiling slope		
	If located in mixed- used areas	3.3 for ground and first floor to promote future flexibility of use		
	These minimums do	o not preclude higher ceilings if desired		
	Design Guidance			Considered
	Ceiling height accomr distribution	nodates use of ceiling fans for cooling & heat	Provision to be confirmed in Detailed DA	YES
4C-2 p87	Objective: Ceiling l apartments & provid	height increases the sense of space in des for well proportioned rooms.		\checkmark
	Design Guidance			Considered
	A number of the follow · Hierarchy of roor ceiling heights & or double height	ving design solutions are used: ns in apartment is defined using changes in alternatives such as raked or curved ceilings, spaces	Capable of complying	
	 Well proportione rooms feel larger 	d rooms are provided, for example, smaller * & more spacious with higher ceilings		YES
	 Ceiling heights a that bulkheads o from floor to floor non-habitable and 	re maximised in habitable rooms by ensuring lo not intrude. The stacking of service rooms r & coordination of bulkhead location above eas, such as robes or storage, can assist.		
4C-3 p87	Objective: Ceiling I building use over the	heights contribute to the flexibility of e life of the building.		\checkmark
	Design Guidance			Considered
	Ceiling heights of lowe minimum required by to non-residential uses	er level apartments should be greater than the Design Criteria allowing flexibility & conversion s		YES
4D	APARTMENT SIZ	E & LAYOUT		
4D-1 p89	Objective: The layo functional, well orga amenity.	out of rooms within apartment is nised & provides a high standard of		✓
	Design Criteria			

npliance	Ref.	2	Item Description		Notes	Compliance
sidered		1	Apartments have the	following minimum internal areas:	-	
YES			Apartment Type	Minimum Internal Area (sqm)		
			Studio	35		
YES			1 Bedroom	50		
			2 Bedroom	70		\checkmark
YES			3 Bedroom	90		
YES			The minimum internal Additional bathrooms 5sqm each. A fourth bedroom & fi	areas include only one bathroom. increase the minimum internal area by		
\checkmark			minimum internal area	a by 12sqm each		
		2	Every habitable room a total minimum glass area of the room. Day rooms	has a window in an external wall with area of not less than 10% of the floor light & air is not borrowed from other	-	\checkmark
			Design Guidance			Considered
			Kitchens is not located a apartments (such as hal	as part of the main circulation space in larger lway or entry space)	Capable of complying	YES
			A window is visible from	any point in a habitable room	Capable of complying	YES
✓	4D- p89	2	Objective: Environm maximised.	ental performance of the apartment is		\checkmark
,			Design Criteria			
		1	Habitable room depth ceiling height	ns are limited to a maximum of 2.5 x the	Capable of complying	✓
		2	In open plan layouts (maximum habitable r	living, dining & kitchen are combined) com depth is 8m from a window	Capable of complying	✓
			Design Guidance			Considered
sidered		_	All living areas & bedroo building	ms are located on the external face of	Capable of complying	YES
YES			Where possible: • bathrooms & laund	fries have external openable window	-	YES
\checkmark			 main living spaces aspect and away free 	are oriented toward the primary outlook & rom noise sources.		. 20
sidered	4D- p91	3	Objective: Apartmer accommodate a varie	nt layouts are designed to ty of household activities & needs.		\checkmark
		_	Design Criteria			
		1	Master bedrooms hav bedrooms 9sqm (exc	ve a minimum area of 10sqm & other luding wardrobe space)	Capable of complying	\checkmark
YES		2	Bedrooms have a mir wardrobe space)	nimum dimension of 3m (excluding	Capable of complying	\checkmark
		3	Living rooms or comb minimum width of:	bined living/dining rooms have a	Capable of complying	
1			3.6m for studio 8	a 1 bedroom apartments		v
\checkmark			4m for 2 & 3 bec	room apartments		
sidered		4	least 4m internally to a	avoid deep narrow apartment layouts	-	\checkmark
YES			Design Guidance			Considered
		_	Access to bedrooms, ba areas minimising direct	athrooms & laundries is separated from living openings between living & service areas	Capable of complying	YES
		_	All bedrooms allow a mi	nimum length of 1.5m for robes	Capable of complying	YES
\checkmark		-	Main bedroom of apartr wardrobe of minimum 1	nent or studio apartment is provided with a .8m L x 0.6m D x 2.1m H	Capable of complying	YES

ADG Ref.	JG f. Item Description			Notes Complia		
	 Apartment layouts allow Dimensions that free removal Spaces for a range different spaces for 	w flexibility over time, facilitate a variety of fi ge of activities & priva within the apartment	design solutions includ urniture arrangements acy levels between	de: Capable of complying &		
	 Dual master apar Dual key apartme Note: dual key ap title are regarded of the BCA & for of 	tments ents aartments which are s as two sole occupar calculating mix of apa	separate but on the sar ncy units for the purpos artments	ne es	YES	
	 Room sizes & pro 2:3 are more easi Efficient planning rooms to maximis 	oportions or open pla ily furnished than squ of circulation by stair se the amount of usa	ns (rectangular spaces are spaces 1:1) s, corridors & through ble floor space in room	s		
4E	PRIVATE OPEN SP	PACE & BALCON	IES			
4E-1 p93	Objective: Apartme open space & balco	ents provide appro nies to enhance re	priately sized private sidential amenity.		✓	
	Design Criteria					
1	All apartments are refollows:	equired to have prir	mary balconies as	-		
	Apartment Type	Minimum Area (sqm)	Minimum Depth (m)			
	Studio	4	-			
	1 Bedroom	8	2		v	
	2 Bedroom	10	2			
	3+ Bedroom	12	2.4			
	The minimum balcout the balcony area is 1	ny depth to be cou Im	nted as contributing	to		
2	For apartments at gr private open space i have minimum area	round level or on p s provided instead of 15sqm & minim	odium or similar, a of a balcony. It musi um depth of 3m	-	\checkmark	
	Design Guidance				Considered	
	Storage areas on balco size	onies is additional to	the minimum balcony	Capable of complying	YES	
4E-2 p93	Objective: Primary appropriately located	private open space d to enhance liveat	e & balconies are bility for residents		\checkmark	
	Design Guidance				Considered	
	Primary open space & room, dining room or k	balconies are locate	d adjacent to the living living space	Capable of complying	YES	
	POS & balconies prede	ominantly face north,	east or west	-	YES	
	POS & balconies are o or be open to the sky t rooms	rientated with the lor o optimise daylight a	iger side facing outwar ccess into adjacent	ds -	YES	
4E-3 p95	Objective: Private c integrated into & cor & detail of the buildir	open space & balco htributes to the ove ng	ony design is rall architectural form	1	\checkmark	
	Design Guidance				Considered	
	Solid, partially solid or to respond to the locat passive surveillance of allowing for a range of balustrades are preferr	transparent fences & tion. They are design the street while mair uses on the balcony. red	balustrades are select ed to allow views & taining visual privacy & Solid & partially solid	ed Capable of complying	YES	
	Full width full height gla desirable	ass balustrades alone	e are generally not	Capable of complying	YES	
	Projecting balconies and design of soffits are co	re integrated into the insidered	building design. The	Capable of complying	YES	
	Operable screens, shu sunlight & wind	itters, hoods & pergo	las are used to control	Capable of complying	YES	
	Balustrades are set ba overlooking or where s	ck from the building afety is an issue	or balcony edge where	Capable of complying	YES	

ADG Ref.	Item Description
	Downpipes & balcony drainage are integrated with the overall fac- & building design
	Air-conditioning units are located on roofs, in basements, or fully integrated into the building design
	Ceilings of apartments below terraces are insulated to avoid heat loss
	Water & gas outlets are provided for primary balconies & private open space
4E-4 p95	Objective: Private open space & balcony design maximis safety
	Design Guidance
	Changes in ground levels or landscaping are minimised
	Balcony design & detailing avoids opportunities for climbing & fall
4F	COMMON CIRCULATION & SPACES
4F-1 p97	Objective: Common circulation spaces achieve good amenity & properly service the number of apartments
	Design Criteria
1	The maximum number of apartments off a circulation core on a single level is eight
2	For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40
	Design Guidance
	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement & access particularly entry lobbies, outside lifts & at apartment entry doors
	Daylight & natural ventilation are provided to all common circulation spaces that are above ground
	Windows are provided in common circulation spaces & are adjac to the stair or lift core or at the ends of corridors
	Longer corridors greater than 12m in length from the lift core are articulated. Design solutions include:
	Series of foyer areas with windows & spaces for seating
	Wider areas at apartment entry doors & varied ceiling heigh
	Common circulation spaces maximise opportunities for dual aspe apartments, including multiple core apartment buildings & cross over apartments
	Primary living room or bedroom windows do not open directly on common circulation spaces, open or enclosed. Visual & acoustic privacy from common circulation spaces to any other rooms are carefully controlled
4F-2 p99	Objective: Common circulation spaces promote safety & provide for social interaction between residents
	Design Guidance
	Direct & legible access are provided between vertical circulation points & apartment entries by minimising corridor or gallery length give short, straight, clear sight lines
	Tight corners & spaces are avoided
	Circulation spaces are well lit at night
	Legible signage are provided for apartment numbers, common areas & general wayfinding
	Incidental spaces, eg space for seating in a corridor, at a stair landing, or near a window are provided
	In larger developments, community rooms for activities such as owners corporation meetings or resident use, are provided & are co-located with communal open space
4G	STORAGE
4G-1 p101	Objective: Adequate, well designed storage is provided in each apartment
	Design Criteria

	Notes	Compliance	
ade	Capable of complying	YES	
	Capable of complying	YES	
:	Capable of complying	YES	
	Capable of complying	YES	
ses			\checkmark
		Considered	
	Capable of complying	YES	
lina	Capable of complying	YES	
			\checkmark
9	The maximum number of apartments on a typical floor is 7		\checkmark
of	A single lift is not proposed.		\checkmark
		Considered	
y in	Capable of complying	YES	
on	-	YES	
ent	-	YES	
Э	-		
		YES	
nts.			
ect	-	YES	
nto	-	YES	
			\checkmark
		Considered	
h to	Capable of complying	YES	
	Capable of complying	YES	
	Capable of complying	YES	
	Capable of complying	YES	
	Capable of complying	YES	
	Capable of complying	YES	
n			\checkmark

ADG Ref.	Item Description		Notes	Compliance
1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		Capable of complying	
	Apartment Type	Storage Size Volume (cubic m)		
	Studio	4		
	1 Bedroom	6		\checkmark
	2 Bedroom	8		
	3+ Bedroom	10		
	At least 50% of the red the apartment	quired storage is to be located within		
	Design Guidance			Considered
	Storage is accessible fro	m either circulation or living areas	Capable of complying	YES
	Storage provided on bald size) is integrated into the screened from view from	conies (in addition to the minimum balcony e balcony design, weather proofed & the street	Capable of complying	YES
	Left over space such as	under stairs is used for storage	Capable of complying	YES
4G-2 p101	Objective: Additional accessible & nominate	storage is conveniently located, ed for individual apartments		\checkmark
	Design Guidance			Considered
	Storage not located in ap specific apartments	partments is secure and clearly allocated to	Capable of complying	YES
	Storage is provided for la	arger & less frequently accessed items	Capable of complying	YES
	Storage space in internal the rear or side of car spa parking remains accessil	l or basement car parks is provided at aces or in cages, such that allocated car ble	Capable of complying	YES
	If communal storage room common circulation area	ms are provided they are accessible from as of the building	Capable of complying	YES
	Storage not located in ap building design & not visi	partment is integrated into the overall ible from public domain	Capable of complying	YES
4H	ACOUSTIC PRIVACY	Y		
4H-1 5103	Objective: Noise tran buildings & building lay	isfer is minimised through the siting of yout		\checkmark
	Design Guidance			Considered
	Adequate building separa & from neighbouring buil Separation & 3F Visual P	ation is provided within the development dings/adjacent uses (see 2F Building rivacy)	Where distances are less than noted in 2F building separation, screening is proposed to maintain visual privacy and prevent overlooking	YES
	Window & door openings	s are orientated away from noise sources	Capable of complying	YES
	Noisy areas within buildir located next to or above next to or above quieter a	ngs including building entries & corridors are each other while quieter areas are located areas	Capable of complying	YES
	Storage, circulation areas buffer noise from externa	s & non-habitable rooms are located to al sources	Capable of complying	YES
	The number of party wall & are appropriately insula	Is (shared with other apartments) are limited ated	Capable of complying	YES
	Noise sources such as g plant rooms, building ser communal open spaces least 3m away from bedr	arage doors, driveways, service areas, vices, mechanical equipment, active & circulation areas should be located at rooms	Capable of complying	YES
4H-2 p103	Objective: Noise imp through layout & acou	acts are mitigated within apartments stic treatments		✓
	Design Guidance			Considered
	Internal apartment layout using a number of the fol	t separates noisy spaces from quiet spaces, llowing design solutions:	Capable of complying	
	Rooms with similar	noise requirements are grouped together erent use zones		YES
	Wardrobes in bedro	ooms are co-located to act as sound buffers		
4J	NOISE & POLLUTIO	N		

ADG Ref.	Item Description	Notes	Compliance
4J-1 p105	Objective: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout		\checkmark
	Design Guidance		Considered
	 To minimise impacts the following design solutions are used: Physical separation between buildings & the noise or pollution source Residential uses are located perpendicular to the noise source & where possible buffered by other uses Non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses & communal open spaces Non-residential uses are located at lower levels vertically separating residential component from noise or pollution source. Setbacks to the underside of residential floor levels are increased, relative to traffic volumes & other noise sources Buildings respond to both solar access & noise. Where solar access is away from noise source, non-habitable rooms will provide a buffer Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferred Landscape design reduces the perception of noise & acts as a filter for air pollution encorred by traffic 8 inductor. 	Capable of complying	YES
4J-2	Objective: Appropriate noise shielding or attenuation		
p105	techniques for building design, construction & choice of materials are used to mitigate noise transmission		\checkmark
	Design Guidance		Considered
	 Limiting the number & size of openings facing noise sources Providing seals to prevent noise transfer through gaps Using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) Using materials with mass and/or sound insulation or absorption properties e.g., solid balcony balustrades, external screens & soffits. 		YES
4K	APARTMENT MIX		
4K-1 p107	Objective: A range of apartment types & sizes is provided to cater for different household types now & into the future		\checkmark
	Design Guidance		Considered
	A variety of apartment types is provided	-	YES
	 The apartment mix is appropriate, taking into consideration: Distance to public transport, employment & education centres Current market demands & projected future demographic trends Demand for social & affordable housing Different cultural & socioeconomic groups 	-	YES
	Flexible apartment configurations are provided to support diverse household types & stages of life including single person households, families, multi-generational families & group households	Capable of complying	YES
4K-2 p107	Objective: The apartment mix is distributed to suitable locations within the building		\checkmark
	Design Guidance		Considered
	Different apartment types are located to achieve successful facade composition & to optimise solar access	-	YES
	Larger apartment types are located on ground or roof level where there is potential for more open space, and on corners where more building fronting is quild be	-	YES
	building from age is available		
4L	GROUND FLOOR APARTMENTS		
4L 4L-1 p109	GROUND FLOOR APARTMENTS Objective: Street frontage activity is maximised where ground floor apartments are located		✓
4L 4L-1 p109	GROUND FLOOR APARTMENTS Objective: Street frontage activity is maximised where ground floor apartments are located Design Guidance		✓ Considered

ADG Ref.	Item Description	Notes	Compliance	
	Activity is achieved through front gardens, terraces & the facade of the building. Design solutions include:	-		
	Both street, foyer & other common internal circulation entrances to ground floor apartments		YES	
	Private open space is next to the street			
	Doors & windows face the street.			
	Retail or home office spaces are located along street frontages	-	YE	
L -2 109	Objective: Design of ground floor apartments delivers amenity & safety for residents			\checkmark
	Design Guidance		Considered	
	Privacy & safety are provided without obstructing casual surveillance. Design solutions include:	Capable of complying		
	 Elevating private gardens & terraces above the street level by 1-1.5m (see pg 109 Figure 4L.4) 			
	Landscaping & private courtyards		YES	
	· Window sill heights minimise sight lines into apartments			
	 Integrating balustrades, safety bars or screens with exterior design. 			
	Solar access is maximised through:	Capable of complying		
	High ceilings & tall windows		YES	
	Trees & shrubs allow solar access in winter & shade in summer			
Λ	FACADES			
VI-1 11	Objective: Building facades provide visual interest along the street while respecting the character of the local area			✓
	Design Guidance		Considered	
	Design solutions for front building facades include:	Capable of complying		
	· Composition of varied building elements		VEO	
	Defined base, middle & top of buildings		YES	
	Revealing & concealing certain elements.			
	Building services are integrated within the overall facade	Capable of complying	YES	
	Building facades are well resolved with appropriate scale & proportion to streetscape & with consideration of human scale. Solutions include:	Capable of complying		
	· Well composed horizontal & vertical elements			
	· Variation in floor heights to enhance the human scale		YES	
	· Elements that are proportional & arranged in patterns			
	Public artwork or treatments to exterior blank walls			
	Grouping of floors or elements such as balconies & windows on taller buildings.			
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	Capable of complying	YES	
	Shadow is created on the facade throughout the day with building articulation, balconies & deeper window reveals	Capable of complying	YES	
M-2 111	Objective: Building functions are expressed by the facade			✓
	Design Guidance		Considered	
	Building entries are clearly defined	-	YES	
	Important corners are given visual prominence through change in articulation, materials or colour, roof expression or changes in height	-	YES	
	Apartment layout is expressed externally through facade features such as party walls & floor slabs	-	YES	
1N	ROOF DESIGN			
N-1 0113	Objective: Roof treatments are integrated into the building design & positively respond to the street			\checkmark
	Design Guidance		Considered	
	Debign duidanee		Considered	

ADG Ref.	Item Description	Notes	Compliance
	Roof design relates to the street. Design solutions include:	Capable of complying	
	 Special roof features & strong corners 		
	Use of skillion or very low pitch hipped roofs		VEO
	Breaking down the massing of the roof by using smaller elements to avoid bulk		YES
	 Using materials or pitched form complementary to adjacent buildings. 		
	Roof treatments are integrated with the building design. Design solutions include:	Capable of complying	
	 Roof design is in proportion to the overall building size, scale & form 		YES
	Roof materials compliment the building		
	· Service elements are integrated.		
4N-2 p113	Objective: Opportunities to use roof space for residential accommodation & open space are maximised		\checkmark
	Design Guidance		Considered
	Habitable roof space are provided with good levels of amenity. Design solutions include:	Capable of complying	
	Penthouse apartments		YES
	Dormer or clerestory windows		
	Openable skylights.		
	Open space is provided on roof tops subject to acceptable visual & acoustic privacy, comfort levels, safety & security considerations	Capable of complying	YES
4N-3 p113	Objective: Roof design incorporates sustainability features		\checkmark
	Design Guidance		Considered
	Roof design maximises solar access to apartments during winter &	Capable of complying	
	Provides shade during summer. Design solutions include.		YES
	Equal 8 averbance abade wells 8 windows from summer sun		
	Skylights & ventilation systems are integrated into the roof design		YES
40	LANDSCAPE DESIGN		
40-1 p115	Objective: Landscape design is viable & sustainable		\checkmark
	Design Guidance		Considered
	Landscape design is environmentally sustainable & can enhance environmental performance by incorporating:	Capable of complying	
	 Diverse & appropriate planting Bio-filtration gardens 		
	Appropriately planted shading trees		YES
	Areas for residents to plant vegetables & herbs		
	Green roots or walls.	Capable of complying	
	Microclimate is enhanced by:		163
	Appropriately scaled trees near the eastern & western		
	elevations for shade Balance of everareen & deciduous trees to provide shading in		YES
	summer & sunlight access in winter		
	Snade structures such as pergolas for balconies & courtyards.		
	Iree & shrub selection considers size at maturity & the potential for roots to compete.	Capable of complying	YES
40-2 p115	Objective: Landscape design contributes to streetscape & amenity		\checkmark
	Design Guidance		Considered
	Landscape design responds to the existing site conditions including:	Capable of complying	
	Changes of levels Views		YES
	Significant landscape features including trees & rock outcrops		

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