



PTW Architects
Peddle Thorp & Walker P/L
ABN 23 000 454 624

Level 11
88 Phillip Street
Sydney NSW
Australia 2000

T +61 2 9232 5877
F +61 2 9221 4139
ptw.com.au

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SEPP 65 Assessment Report - Apartment Design Guide (ADG) Compliance
12 Hassall Street Parramatta (Build to Rent)
PA030501
Gurner Group
State Significant Development Application
22/04/2022

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
Part 3 Siting the Development				
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.		✓	Refer to site analysis plan accompanying the application which addresses the checklist in Appendix 1 of the ADG.
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		✓	The building has been sited to clearly address Hassall Street. The building layout has responded to the streetscape and site to optimise solar access within the development. The number of apartments receiving solar access has been maximised and the principal communal open space on the rooftop receives a minimum of 2 hours solar access throughout the day.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		✓	The building form is consistent with the site specific DCP with the exception of the rear (northern) setback. The Jury was supportive of the non-complying northern setback as that yielded a superior facade expression and internal layouts. In the competition brief it states that variations to the northern setback may be considered. The overall height of the tower is within the height control, with the design of the architectural roof feature has been detailed in accordance with the definition in the LEP. Areas enclosed by and including the perimeter rooftop screening are considered to be an architectural roof feature. Refer to shadow diagrams and sun eye views accompanying the application.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		✓	The raised planter with a feature tree and seating to Hassall Street forecourt creates a focal point in the public domain as well as a place for social interaction. Parking, loading and service requirements have been located in the basement levels with the entry shutter recessed, allowing the amenity of the public domain to be maximised. The substation has been located to the west of the building, adjacent to the carpark driveway, so that it is out of view of the public domain. It has been carefully integrated and concealed into the facade design.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		✓	The raised planter with a feature tree and seating to the Hassall Street forecourt creates a focal point in the public domain as well as a place for social interaction. Parking, loading and service requirements have been located in the basement levels with the entry door recessed, allowing the amenity of the public domain to be maximised. The substation has been located to the west of the building, adjacent to the carpark driveway, so that it is out of view of the public domain. It has been carefully integrated and concealed into the facade design.
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	✓	The development has a total of 1,533m² of communal open space which equates to 75% of the site area. This is well in excess of the minimum of 514m² required. Level 4 communal open space is 971m². The principal communal open space on level 60, rooftop, is 562m². It receives the required 50% direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter).

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		✓	The primary communal open space, on level 60, enjoys a northerly aspect and solar access during mid-winter. It has a leisure pool, bar, seating areas and planting, providing spaces for social interaction and relaxation. Views of the Parramatta CBD, district views to the north, east and south as well as Sydney CBD skyline views to the far east can be enjoyed from this rooftop location. Level 4 (podium) communal open space has clear delineations between pathways and landscaped areas. The eastern end contains several benches within the landscaped area for relaxation and contemplation, a quieter zone respecting the visual and acoustic privacy of 14 Hassall St. To the west there is a 25m lap pool and lounges.
	Objective 3D-3 Communal open space is designed to maximise safety		✓	The communal open space on level 4 is readily visible from habitable rooms and private open space, whilst maintaining visual privacy to the apartments. All communal open space is well lit. The lap and leisure pools are contained and comply with NSW pool fencing regulations. The rooftop communal open space on level 60 is safe and contained within high glazed walls. Spaces are clearly visible with no trap points.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		✓	A generous open to the sky forecourt, publicly accessible, has been provided to Hassall Street. The forecourt is connected to and is an extension of Hassall Street. This urban forecourt has a form that draws and funnels in pedestrians from both Parramatta Railway Station to the west and Parramatta Ferry wharf to the east. Adjacent to the public open space are shopfronts and entry lobbies, providing activation. The rear ground level courtyard to the north is accessed via the breezeway and has clear view lines. It is an active urban courtyard, accessible to residents and the public. The courtyard will be an extension of gym and retail spaces to the outdoors, with in built amphitheatre seating and green landscaping integrated. The proximity of the site to the Western Sydney University Hub will invite students into this recreational facility and activate the courtyard area. Wind mitigation measures, including a wind scoop to the breezeway, will ensure appropriate comfort and protection to public open space.
Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements:	✓	The development is located within the Strategic Parramatta City Centre. No deep soil has been provided due to its city centre location and site constraints. There will however be a feature tree and planter to the Hassall Street forecourt and planting and screening to the northern courtyard. Landscaping has been selected that will mature and contribute to the amenity of the site and locality. Planting will be provided to level 4 podium as well as the rooftop amenity. There are no significant trees on the site.

OBJECTIVE		DESIGN CRITERIA			PROPOSED	COMMENTS
		Site Area	Min. Dimensions	Deep soil zone (% of site area)		
		Less than 650m²	-	7%		
		650m² – 1500m²	3m			
		Greater than 1500m²	6m			
Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Greater than 1500m² with significant tree cover	6m			The podium and tower setbacks respond to the site specific controls within the DCP and have resulted from the design competition. Adjoining buildings to the north and west contain non-residential uses while the building to the east contains residential. The setback of the tower to the east respects a 12m setback. The setback along the south and west tower complies with a 6m setback. A variation is sought to the rear (northern) tower setback. The competition brief stated that under the site specific DCP, variations to the northern setback may be considered. During the Design Competition process, the Jury was supportive of the non complying northern setbacks as that yielded a superior facade expression and internal layouts. A large portion of the Police Headquarters building opposite are blank walls. The glazed portions range between 15m-28m away from the tower balcony extents. Distance to glazing is even greater.
		Note: Separation distances between buildings on the same site should combine required building separations	Building height	Habitable rooms and balconies	Non-habitable rooms	
			Up to 12m (4 storeys)	6m	3m	
			Up to 25m (5-8 storeys)	9m	4.5m	

	OBJECTIVE	DESIGN CRITERIA			PROPOSED	COMMENTS
		Over 25m (9+ storeys)	12m	6m		Potential visual privacy issues with the adjoining residential flat building at 14 Hassall Street have been addressed with external vertical fins being added to the northern and southern ends of the eastern facade on levels 5-18. The building has one step in the built form and is a podium and tower form. The height of the podium generally aligns with the height of the existing residential building to the east and to the recently completed commercial building to the west of the adjoining NSW Police Headquarters driveway. The tower has been located in accordance with the site specific DCP and is located to maximise visual privacy between the subject site and 14 Hassall Street.
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space				✓	Communal areas are provided on the amenities levels, 4 and 60. There are no apartments or private open space on these levels, thus increasing privacy to the residents. At the lower levels of the tower, the balustrades have a solid element at the base to increase visual privacy. Light, air and outlook is not compromised.
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain				✓	All entry lobbies connect and address the public domain. The residential and commercial lobbies are clearly delineated with increased glazing to the facades.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		✓	Lift lobbies are clearly visible from the public domain and relate to Hassall Street. Pedestrian access to level 4 communal area is via 3- 5 lifts serving all residential levels. Level 60 communal space is accessed by 3 lifts from all residential levels. All parking is provided underground and is accessed by a driveway ramp to the west of Hassall Street. It is concealed by a roller shutter that is set back from the street and integrated into the building design. Wayfinding maps will be provided and a signage strategy developed to assist residents navigate the building and locate communal open space.
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		✓	A through site breezeway opens and activates the site, connecting a generous Hassall Street forecourt with an active courtyard to the rear of the site. The pedestrian link offers direct lines of sight from Hassall Street to the urban courtyard. The pedestrian link is flanked by retail tenancies and the commercial entry lobby. The breezeway features a public art installation suspended from the soffit, creating a focal point and drawing people through the link to connect the two destinations. A glass bridge connects the east and west facilities on level 1.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		✓	Carpark and loading dock facilities are located underground and accessed by a driveway ramp to the west of Hassall Street. The access is concealed by a roller shutter that is set back from the street and integrated into the building design. Waste collection is from the loading dock located on basement B1. The waste room and chute are in close proximity to the loading dock. Pedestrian entry is separate to the carpark entry eliminating any pedestrian and vehicle conflict. Valet parking/dropoff has been provided on basement B1M. A concierge desk and waiting area provides pedestrian safety and minimises conflict with vehicles.
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	✓	The site is within 200m of Parramatta Railway Station. Parking rates are consistent with Parramatta Council's DCP 2011. There are 391 apartments and 164 (including 1 carwash bay) residential carspaces resulting in some apartments that do not have a carspace. This is justified due to the site's proximity to public transport. The maximum number of residential carspaces under Parramatta Council's DCP 2011 rate is 166. One car share parking space has been provided on basement B1 as part of the car sharing scheme that operates in the Parramatta CBD. 195 residential bicycle, 19 commercial/retail spaces have been provided.
	Objective 3J-2 Parking and facilities are provided for other modes of transport		✓	4 motorbike parking spaces have been located on basement B1. 195 secure residential bicycle spaces have been provided and 19 commercial/retail bicycle spaces.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
	Objective 3J-3 Car park design and access is safe and secure		✓	Waste rooms can be accessed without crossing carparking spaces. A carwash bay has been provided on basement B5. Lift lobbies are clearly defined and visible on each basement level. Residential storage areas are located in a dedicated storage room, in front or adjacent to carspaces if possible or in areas accessed directly from the lift lobby. Safe pedestrian and vehicle access is provided through clear lines of sight.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		✓	The basement carpark is rectangular in shape and efficiently laid out around the central core and lift lobby. Natural ventilation to the 5 levels of basement parking cannot be achieved due to the level of street activation, the public forecourt and urban courtyard. The carpark will be mechanically ventilated to ensure adequate ventilation of the basement. The carpark entry ramp along the north on B1 will receive natural light through glazing.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	No on-grade car parking is proposed.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	No above ground parking is proposed. All parking is located within the basement.
Part 4 – Designing the Building				

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the <u>Sydney Metropolitan Area</u> and in the Newcastle and Wollongong local government areas	✓	The site is located within the Sydney Metropolitan Area. 288 apartments (74%) receive more than 2 hours of direct solar access to living rooms and private open space in mid winter between 8am and 4pm. There are 33 (8%) apartments that do not receive direct sunlight between 8am and 4pm at mid winter. The 8am - 4pm range has been taken due to site constraints and for practical reasons. On the average typical tower level, only the south western corner apartment receives less than 2 hours of solar access. Of 6 apartments that means 83.3% solar access is achieved on the typical levels. Lower levels fared less well due to overshadowing from buildings to the immediate north.
		2. 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 9 am and 3 pm at mid winter	N/A	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	✓	There are 33 (8%) apartments that do not receive direct sunlight between 8am and 4pm at mid winter. The number of apartments with a northern aspect has been maximised. There are no south facing apartments. Living areas and private open spaces are located to maximise sunlight. A minimum of a minimum of 1m² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.
	Objective 4A-2 Daylight access is maximised where sunlight is limited		✓	No secondary light sources such as courtyards, high level windows and skylights are relied on for habitable rooms.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		✓	Performance glass with low reflectivity will be used to reduce external glare and provide thermal comfort. External vertical fins will be incorporated into the northern facade.
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		✓	All habitable rooms are naturally ventilated. Light wells are not provided.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		✓	Apartment depths are limited to 8m to maximise ventilation and airflow.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	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	✓	16 apartments (67%) out of 24 have natural cross ventilation in the first 9 storeys using corner ventilation. There are 4 levels of apartments within the first 9 storeys. The remaining 367 above 9 storeys are cross ventilated. No apartments have a depth greater than 8m.
		2. Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line	N/A	There are no cross-over or cross-through apartments.
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	✓	Ceiling heights comply with the min 2.7m for habitable rooms and min 2.4m for non habitable rooms.
		Minimum ceiling height for apartment and mixed use buildings		
		Habitable Rooms 2.7m		
		Non- Habitable 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

	OBJECTIVE	DESIGN CRITERIA		PROPOSED	COMMENTS	
		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			
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms			✓	Ceiling heights provide for well proportioned rooms in apartments. Living and dining room are rectangular in shape. Services are stacked and located in bulkheads.	
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building			N/A	Not applicable	
Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:		✓	Minimum apartment sizes for studios 1, 2 and 3 bedrooms are in accordance with the ADG table.	
		Apartment Types				Minimum Internal Area
		Studio	35m³			
		1 bedroom	50m³			
		2 bedroom	70m³			
		3 bedroom	90m³			
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.				

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
		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	✓	All habitable rooms 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. Kitchens are part of the main living area. All habitable rooms have a window visible from any point in the room. All apartments meet the minimum areas and room depths.
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	✓	Habitable room depths, bedrooms, are limited to a maximum of 2.5 x the ceiling height
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	✓	In open plan layouts room depths are within 8m from a window.
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	✓	Bedrooms comply with minimum areas and dimensions.
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	✓	Bedrooms comply with minimum areas and dimensions.
		3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	✓	Living rooms comply with minimum areas and dimensions.
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	N/A	Not applicable
				Access to bathroom and laundries is separated from living areas. Bedrooms have a minimum robe length of 1.5m. Robes to bedroom 1 achieve a minimum of 1.8m in length. Apartments have been designed to allow for a range of furniture layouts and uses.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS		
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	✓	Primary balconies comply with the minimum areas and depths.		
		Dwelling type			Minimum Area	Minimum Depth
		Studio			4m²	-
		1 bedroom			8m²	2m
		2 bedroom			10m²	2m
		3+ bedroom			12m²	2.4m
		The minimum balcony depth to be counted as contributing to the balcony area is 1m				
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.				
		✓	There are no apartments at ground or on the podium level.			
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		✓	Primary balconies are located adjacent to the living rooms and predominantly face north, north east or north west.		
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		✓	Curved balconies contribute to the facade design and are integrated into the building form. Downpipes and balcony drainage is concealed. Air conditioning units are located on the rooftop as part of the VRV system. There are no condenser units on balconies. Apartments below the communal open space on the rooftop will be insulated to avoid heat loss.		

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
	Objective 4E-4 Private open space and balcony design maximises safety		✓	There are no apartments at ground level. Balconies will be detailed to avoid opportunities for climbing and falls and will be in accordance with the BCA and Australian Standards.
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and	1. The maximum number of apartments off a circulation core on a single level is eight	✓	The number of apartments off the circulation core on a single level is generally less than 8. The majority of residential levels have 6-8 apartments off the circulation core. Levels 9-14 (6 levels) have 10 apartments off the single core. The apartments on levels 9-14 are studios and 1 bedroom units.
	properly service the number of apartments	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	✓	There are 391 apartments serviced by 5 lifts equating to 78 apartments per lift. Lifts will have increased speeds to ensure wait and travel times are reduced. Refer to vertical transport assessment report.
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		✓	Corridors are direct with clear sight lines. Lift lobbies receive natural daylight. Legible signage will be provided for apartment numbers, common areas and general wayfinding. Levels 4 and 60 have been allocated to residential amenities and communal facilities.
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	✓	50% of the required storage space is provided in each apartment. All storage is accessible from living or circulation spaces and is provided in cupboards in the apartment. There is no storage on balconies. The remaining 50% of the required storage has not been provided in the basement to all apartments.
		Dwelling Type		
		Studio		
		Storage size volume		
		4m³		

	OBJECTIVE	DESIGN CRITERIA		PROPOSED	COMMENTS
		1 bedroom	6m³		Under the State Environmental Planning Policy (Housing) 2021 [NSW], Clause 75(2)(a) states the consent authority must "be flexible in applying the design criteria set out in the Apartment Design Guide, including, in particular, the design criteria set out in Part 4, items 4E, 4G and 4K". 4G relates to storage. Limited space in the basement results in not all apartments having a storage area.
		2 bedroom	8m³		
		3+ bedroom	10m³		
		At least 50% of the required storage is to be located within the apartment			
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments			✓	Additional storage cages have been provided in the basement for individual apartments. Storage will be secure and easily accessible. Storage has been provided at the front of car spaces where possible.
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout			✓	The tower has been sited in accordance with the site specific DCP and is located to maximise acoustic privacy. Noise transfer is minimised through the building layout. Bathrooms and kitchens have been placed against corridor walls. Party walls will be appropriately insulated.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments			✓	Noise impacts are mitigated through apartment design. Bedrooms are grouped together and wardrobes are used as a buffer between bedrooms and wet areas.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
Noise and Pollution		Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	✓	Apartments are located on level 5 and above, reducing noise impacts from Hassall Street. Balconies to apartments along Hassall Street facade are located to the east and west.
		Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	✓	Apartments are located above level 5 to mitigate noise from the street.
Apartment Mix		Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	✓	There are a range of apartment types and sizes. Studios 97 (25%), 1 bedroom 116 (30%), 2 bedroom 158 (40%) and 3 bedroom 20 (5%) to cater for different household types.
		Objective 4K-2 The apartment mix is distributed to suitable locations within the building	✓	Each floor plate has a mix of apartment types and are organised to achieve a successful facade composition. Larger apartments are located at the higher levels of the tower.
Ground Floor Apartments		Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	N/A	No ground floor apartments are proposed. The street has been activated with entry lobbies, shopfronts, open forecourt and breezeway.
		Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	N/A	No ground floor apartments are proposed.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		✓	The building's form is primarily determined by the approved Planning Proposal's building envelope. The articulation of the building form responds to its environment and meets the floor area targets. In contrast to most neighbouring buildings, the tower is tall and slender. The tower form is articulated into four quadrants with deep central indentations on all four facades. South: the expression of the southern half consists of a strong masonry weave, having a vertical emphasis and bronze highlights. North: the expression of the northern half consists of a strong horizontal emphasis and a more uniform colour palette, with a subtle change from base to apex. The podium facade height line relates to the datum line of the adjoining building at 14 Hassall Street to the east and to the new Western Sydney Hub Building to the west.
	Objective 4M-2 Building functions are expressed by the facade		✓	Entry lobbies to the building are clearly defined and given prominence through materials, expression and colour. The residential and commercial lobbies have been separated.
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		✓	The building has communal open space on the rooftop. It has been screened to mitigate high wind speeds and to provide a comfortable environment. An architectural roof feature has been expressed on the rooftop to accommodate lift access, lift overruns and plant. The roof of the building is crowned with glazed elements and is integrated into overall design of the building. Three of the five residential lifts service the rooftop communal open space on level 60. Rooftop plant is screened and not visible from the street.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		✓	Level 60 rooftop enjoys a northerly aspect and solar access during mid-winter. It provides open spaces for social interaction and relaxation. There is no residential accommodation on the rooftop. Views of the Parramatta CBD, district views to the north, east and south and Sydney CBD skyline views to the far east can be enjoyed from this rooftop location.
	Objective 4N-3 Roof design incorporates sustainability features		✓	The building incorporates sustainability features to achieve a 5 greenstar rating. Solar panels are located on the rooftop.
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		✓	The landscape design is environmentally sustainable with a diverse range of planting including indigenous species. Suitable planting for the site has been selected and the landscape is an integral part of the development. Refer to landscape plans.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		✓	Planting that is suitable to the site and location has been selected and the landscape design responds to the orientation. There are no existing trees on the site. One street tree in front of the proposed driveway will be removed and new street trees planted. Refer to landscape plans.
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided		✓	Appropriate soil volumes will be provided for planting on structures. Refer to landscape plans.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		✓	Planting that is suitable to the site and location has been selected. Refer to landscape plans.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		✓	The building design incorporates planting on structures on podium level 4 and rooftop level 60. Refer to landscape plans.
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		✓	The development meets the requirements of 20% (79 apartments) livable apartments in accordance with the Livable Housing Guidelines, silver level features. 94 livable apartments are proposed in the development.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		✓	The development has 40 (10%) adaptable apartments.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		✓	Larger apartments have various living space options.
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		N/A	
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A	
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		✓	The site is located within the strategic Parramatta City Centre, near major shopping facilities, commercial office buildings, Parramatta railway station and public open space. It is zoned B4 mixed use. The development has active shopfronts and entry lobbies at street level.
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		✓	The residential entry is clearly defined and separated from the commercial lobby. Landscaped communal open space is provided at the podium and roof level.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design		✓	Awnings will be integrated into the facade of the building and are located over the residential entry lobby and retail premises fronting the forecourt to Hassall Street.
	Objective 4T-2 Signage responds to the context and desired streetscape character		✓	Signage will be integrated into the building design.
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design		✓	All apartments receive adequate natural light to habitable rooms. Energy and water efficient clothes dryers will be provided in each apartment.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		✓	High performance glass will be provided for thermal comfort and to reduce glare.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		✓	Adequate natural ventilation is provided to minimise the need for mechanical ventilation. 16 (67%) apartments on the first nine storeys of the building are naturally cross ventilated.
Water Management and Conservation	Objective 4V-1 Potable water use is minimised		✓	Water efficient fittings and appliances have been incorporated to minimise potable water use.
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		✓	A stormwater system has been designed to treat water on site before it is discharged into the street. Water sensitive urban design systems will be incorporated into the landscape.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
		Objective 4V-3 Flood management systems are integrated into site design	✓	The site is not affected by 1:100 year flooding, however the site is subject to the Probable Maximum Flood (PMF). An overland flow path has been incorporated on the ground floor, falling from the northern boundary towards Hassall Street. An OSD tank has been provided on basement B1M.
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		✓	A central waste holding area for residential, commercial and retail waste has been located on basement B1. Waste will be collected onsite from a loading dock area on basement B1. This enables street activation to be maximised. Refer to Waste Management Plan
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		✓	A single waste chute will be installed with access provided on each residential level. A separate cupboard for the storage of a 240L mobile garbage bin for recycling will be provided next to each waste chute.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering		✓	Weathering has been reduced through the building design and detail.
	Objective 4X-2 Systems and access enable ease of maintenance		✓	Windows can be cleaned from within the apartments. Centralised maintenance will be provided for the communal areas.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENTS
	Objective 4X-3 Material selection reduces ongoing maintenance costs		✓	Time clock and motion sensors to control artificial lighting in common circulation spaces will be provided. Natural materials such as face brickwork has been used in the podium. Robust and durable materials will be used in common circulation areas and lift interiors to cater for wear and tear.