

Appendix J – Design Guide Compliance Table

No.	Section	Compliance
2.1	Desired Future Character Statement	
	Objective	
	The primary objective of this Guideline is to create development consistent with the following desired future character statement.	The proposed development is consistent with the desired future character as detailed below.
	Future Character Statement	
(a)	substantial affordable housing occupying the land	<p>The proposed development provides 100% affordable and social housing, totalling 355 dwellings. Specifically:</p> <ul style="list-style-type: none"> • 147 social housing dwellings. • 197 affordable housing dwellings. • 11 specialist disability accommodation dwellings (including a carers unit).
(b)	a PCYC or similar community facility on site	A community facility, intended for use by PCYC, is proposed in Section 1 (S1) of the development.
(c)	very high levels of environmental performance including PV arrays that supply substantial energy, smart use of water and passive design features like external sun access and shading and natural cross ventilation suitable for Sydney's climate	<p>The proposed development will provide high levels of environmental performance through the provision of:</p> <ul style="list-style-type: none"> • Photovoltaic panels on the rooftop of Building S1 for on-site renewable energy generation. This energy will be used for the centralised domestic hot water heat pumps, all common area lighting and ventilation, lifts and the commercial office space energy demand. • Water sensitive urban design including: <ul style="list-style-type: none"> - Centralised rainwater capture tank will be installed to retain water for irrigation, complemented by sensor-based irrigation systems adjusting watering schedules based on weather and soil conditions. - Rainwater is captured from non-trafficable roof surfaces for landscape irrigation, conserving water resources.

		<ul style="list-style-type: none"> - Water leak detection systems are installed throughout the premises, reporting to the Building Management System (BMS) to promptly address any issues. - High-efficiency WELS water fixtures and fittings will be installed to help minimize water usage. • Maintaining and replacing street trees will provide shade, mitigate heat, and enhance biodiversity. • Façade shading and balcony depths are optimised to maximise passive design solutions, providing both shade and ample daylight while reducing cooling energy use. <p>The proposed development will achieve the following ESD targets and benchmarks:</p> <ul style="list-style-type: none"> • All Development: <ul style="list-style-type: none"> - 5-star Green Star Buildings Design and As Built • Residential Development: <ul style="list-style-type: none"> - BASIX Energy 62 + 5 - BASIX Water 40 - NatHERS Thermal Comfort 7 Star average • Commercial Areas <ul style="list-style-type: none"> - 5.5-star NABERS Energy rating - 4.5-star NABERS Water rating
(d)	a rich landscape setting with substantial tree canopy cover and landscaping that screens walls that protect the interiors of buildings from flooding	The landscape design underwent a thorough design review as part of the Design Excellence Process. As a result, the proposed development provides comprehensive, site-wide landscaping that screens walls and a substantial tree canopy as described in the Landscape Plans and Landscape Report appended to the EIS. The site has been designed to comply with the relevant flood planning levels as per the Flood Impact Assessment prepared by BG&E as part of the EIS, including raising the central publicly accessible area of the site to RL32.70. Flood storage is also provided beneath building S4 to ensure floodwaters are conveyed appropriately in a flood event.
(e)	building heights that maintain solar access to Redfern Park throughout the year	The proposed buildings do not overshadow Redfern Park and Oval between 9am and 3pm throughout the year.
(f)	a permeable pattern of walking connections through the site that also provide on-site at grade servicing	The development includes two through site links located in north south and east west directions as envisioned throughout the Design Guide. Servicing is provided from within the basement, per consultation and advice from the Design Review Panel and the City of Sydney technical staff.
(g)	commercial, community and/or retail uses fronting Elizabeth Street at ground level	The proposed development provides commercial and community uses fronting Elizabeth Street. The proposed variation does not impact the provision of these uses at the Elizabeth Street frontage.

(h)	a rich variety of architectural approaches, diverse apartment types, building heights and form in a collection of well-constructed, low maintenance buildings	The proposed overall development provides a range of building types, with heights ranging from RL51.7 to RL87.5. A tailored design excellence process resulting in three architects and a landscape architect designing the project means there will be a rich variety of architecture at the site. The development also has considered the construction and maintenance of the buildings throughout the design review process to ensure design excellence can be achieved. This includes the provision of natural materials for the exterior of the building that are able to weather and age gracefully over time, which is critical to the success of affordable and social housing development that will be owned long-term and in single ownership.
(i)	a built form that responds to the lower scale of the buildings to the south, by stepping down in height towards Phillip Street	The overall development responds to the lower scale buildings to the south through stepped forms lowering in height towards Phillip Street, acknowledging the surrounding building heights.
3.1 Uses and Flooding		
Objectives		
(a)	Provide a community facility as part of and at the same time as the redevelopment of the site	A community facility is proposed in Building S1 as part of this development application. While construction will be staged, the community facility will be delivered as part of the same development as the remainder of the site.
(b)	Provide a range of non-residential uses fronting Elizabeth Street at ground level including commercial, retail and community uses	Uses fronting Elizabeth Street include community facility and commercial.
(c)	Provide affordable housing	Consent is sought for 30% of the total GFA to be used as affordable housing. Notwithstanding, the intention is that 100% of the housing provided will be operated and managed as affordable/social/SDA housing.
(d)	Provide a diverse range of apartment types and sizes	Refer to Section 4.1 of the EIS. A range of apartment sizes and types are provided across three distinct residential buildings.
(e)	Minimise the negative streetscape and access impacts of the high Flood Planning Level	<p>The entries and lobbies to the commercial and community spaces on Elizabeth Street are located as close as practical to the street level with lower lobbies and level entries provided to the commercial office and community lounge, which have internal steps and lifts up the commercial office level which is located above the flood planning level.</p> <p>The entry and ground floor level of the S1 community facility is located only 800mm above the Elizabeth Street footpath level which is as close as practical while being above the relevant flood levels and providing activation to the street.</p> <p>Refer to Section 7.14.2 of the EIS for further discussion.</p>
(f)	Plan for global warming induced higher level and more frequent flooding	The Flood Impact Assessment appended to the EIS has considered global warming impacts.

Guidance		
(1)	A community facility is to be provided predominantly located within Development Section 1, as shown in blue in Figure 2: Community Facility Predominant Location and Development Sections with frontages to Elizabeth and Kettle Streets and making use of the pedestrian part of Kettle Street.	A community facility is proposed in Building S1 fronting Elizabeth Street.
(2)	Development applications are to address the timing of the construction and operation/occupation of the community facility.	Refer to Section 1.5.3 and 4.19 of the EIS.
(3)	The City of Sydney and community must be consulted with on the functional brief for the community facility.	Consultation was undertaken with the City of Sydney and other stakeholders including PCYC. Refer to Appendix B and Appendix N .
(4)	Social and affordable rental housing is to be of an equal quality to any other housing provided as part of the overall development.	All housing is of the same high quality design standard. The design as a whole has been reviewed by the DRP and is considered to be tenure blind between buildings within the site and the broader locality. All apartments are designed in accordance with the ADG and Housing SEPP Design Principles and have been determined as being capable of achieving design excellence by the DRP.
(5)	Development applications are to address the mix of social and affordable rental housing to be provided.	Consent is sought for 30% of the total GFA to be used as affordable housing. Notwithstanding, the intention is that 100% of the housing provided will be operated and managed as affordable/social/SDA housing. Building S3 will be operated as social housing by Bridge Housing on behalf of Homes NSW, while S2 will be affordable housing and S4 will be a mix of social and specialist disability accommodation owned and operated by Bridge Housing.
(6)	The ground floor of development fronting Elizabeth Street shown blue in Figure 3: Diverse Non- residential Ground Floor Uses is to be a mix of community, communal, commercial and retail uses. It may also include small residential lobbies and a small concentrated amount of services. It may not include residential apartments within 8m of the western boundaries at the ground level (or the first level above the ground where flooding requires level one to be elevated).	No residential apartments are proposed fronting Elizabeth Street at Ground Level. Uses proposed include community facility and commercial.
(7)	The ground level of development fronting Elizabeth Street shown blue in Figure 3: Diverse Non- residential Ground Floor Uses is to have at least half of the ground floor at levels as close as practicable to the footpath level on Elizabeth Street. The construction of these areas is to be flood resistant where they are below the flood planning level (FPL). Internal tenancy lifts, isolated from flooding, will provide access to areas above the FPL. Refer to examples.	Refer to Section 7.14.2 of the EIS. The floor levels are as close as practicable to the street level.
(8)	Community space may be constructed on Development Section 3 fronting Phillip Street shown in blue hatch in Figure 3: Diverse Non-residential Ground Floor Uses to activate this frontage. This space is to be of robust flood resistant	Community space is not proposed in S3.

	construction and have a low floor to ceiling height. It will be subject to flooding from time to time and so is to be capable of withstanding inundation without damage and with electrical services located above the FPL, have flood resistant finishes, fixtures, fittings and loose furniture etc. Any floor space permitted in association with this community space will be in addition to any other permissible floor space, via a CI 4.6 application.	
(9)	Use flood resistant construction to allow some part of each piece of non-residential space to have floor levels below the FPL to engage with the street	Refer to Section 7.14 of the EIS and the Flood Impact Assessment and Appendix Z .
(10)	Use dense planting to screen views to high flood resistant walls at ground level	Planting is provided along Elizabeth Street to obscure blank materials and flood storage ingress/egress where appropriate.
(11)	Minimise the length of ramp access to on-site parking by locating the access point near the high point on the surrounding streets	A single ramp access point is provided from Kettle Street at a relative high point compared to other locations (such as the southern end of Phillip Street).
(12)	Account for the flood risks prevalent throughout and surrounding the site including adopting the flood hazard mapping that incorporates a minimum 10% increase in the ARI to account for climate change. All residential areas and critical infrastructure must be raised above the FPL (greater of Probable Maximum Flood (PMF) levels or 100-year ARI plus freeboard to allow for an increase in rainfall intensity of 10%).	Refer to Section 7.13 of the EIS and the Flood Impact Assessment and Appendix Z . By raising the ground level of the site to be predominantly above the PMF level, flood hazard has been eliminated from within the site.
3.2	Local Infrastructure	
	Objectives	
(a)	Introduce a legible and permeable pattern of new internal access ways	Two new through-site links are proposed – one running north-south and one running east-west.
(b)	Create a fine-grained pattern of development Sections	Development sections are as per the Design Guide (S1 - S4).
(c)	Widen narrow footpaths on Elizabeth and Phillip Streets	Land dedication for footpath widening is proposed along both streets as required by the Design Guide.
(d)	Provide high quality landscaped setbacks with deep soil below to Walker, Kettle and Phillip Streets to allow existing and new street tree canopies to overhang and provide a high amenity setting for the buildings	Landscaped setbacks are provided to each street with deep soil below. The extent of basement structure has been minimised to allow for maximum deep soil planting.
(e)	Provide on-site storm water detention	An OSD tank is proposed as shown in the Civil Engineering Drawings at Appendix NN .
	Guidance	

(1)	Where required by the City of Sydney, footpath widenings are to be provided in the locations identified in Figure 4: Local Infrastructure.	Dedications are proposed along Elizabeth Street and Phillip Street for the purposes of footpath widening in accordance with the Design Guide.
(2)	Where required by the City of Sydney, dedicated easements for publicly accessible through-site links (Access Connections) are to be provided generally in the locations identified in Figure 4: Local Infrastructure. Through-site links are to be uncovered by structures (clear to the sky) and publicly accessible without impediment at all times.	Through-site links are proposed in accordance with the Design Guide layout. Through-site links are uncovered by structures and will be publicly accessible without any impediment.
(3)	The southern boundary of Kettle Street is to be realigned to be straight by mutual agreement between the landowner and the City of Sydney	<p>The southern boundary of Kettle Street is not proposed to be re-aligned.</p> <p>In early consultation sessions with the City of Sydney, the process for site realignment was discussed (including road reclassification) and it was determined by Bridge Housing that the site boundary realignment process would likely delay the project and would not present any benefits to achieving a positive urban outcome for Redfern Place.</p> <p>The current bowl shaped cul-de-sac facilitates suitable traffic movement which would not be possible with the straightened site alignment (which would require a three-point-turn). The existing bowl shape does not impact the development potential with the north-south publicly accessible through-site link commencing at the bowl, encouraging pedestrian movement through the site.</p>
(4)	All Access Connections are to be designed and constructed to be step free with maximum 1 in 20 gradients in accordance with the standards set out in the City of Sydney Streets Design Code and Australian Standards for access for people with disabilities.	The relevant standards are achieved through gradual grading across the site. The North South through site link is designed to 1 in 20 gradients. The East West through site link is designed to 1 in 14 gradients between the buildings to create a consistent central plaza space where the two through site links meet and spill out from the S4 community room is provided. The 1 in 14 gradients links are provided with handrails and minimised as much as possible.
(5)	Footpaths and Access Connections are to be in accordance with detailed public domain plans, RLs, cross and longitudinal sections and construction specifications agreed with the City of Sydney.	Publicly accessible areas have been designed in accordance with Council's guidelines where appropriate. Further consultation will occur post-approval for the detailed design of streets.
(6)	Public domain works are to incorporate underground utilities within the street reservation as agreed with the City of Sydney and in a manner that facilitates retention of street trees and new planting.	Noted. Refer to the Utilities and Servicing Infrastructure Report at Appendix MM .

3.3 Tree Canopy Cover, Landscape, Deep Soil, Vehicular Access, Loading and Servicing

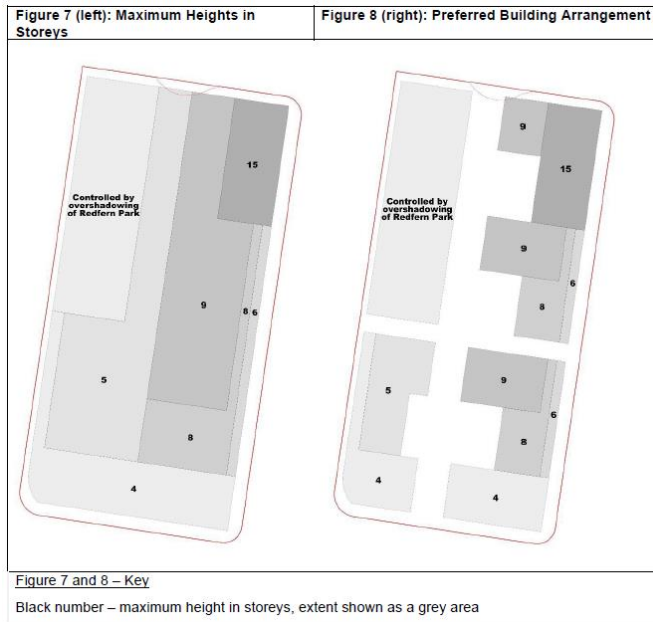
Objectives

(a)	Maximise tree canopy cover on site	2,138sqm (20.7%) of canopy is provided which exceeds the Design Guide minimum requirement.
(b)	Maximise deep soil provision on site	1,812sqm of deep soil is provided which exceeds the Design Guide minimum requirement.

(c)	Maximise the retention of existing street trees	Refer to Section 7.13 of the EIS.
(d)	Define the permissible extent of on-site parking	On site parking is restricted to within the basement only.
(e)	Minimise the impact of vehicular access and servicing on the public domain interface of the development	Vehicular servicing is predominantly from the basement and does not impact the public domain. No at-grade servicing via the internal through-site links is provided (as envisaged by the Design Guide) which results in a fully pedestrian environment within the site.
(f)	Ensure vehicular access points are not provided from Elizabeth or Phillip Streets except at Access Connection points	No vehicular access points are provided from Elizabeth or Phillip Street.
(g)	Ensure on-site vehicle circulation and parking is managed to minimise impact on surrounding streets	No on-site vehicle circulation is proposed at-grade.
(h)	Ensure above ground services are not located adjacent to the street within areas identified for landscaping	Noted. Refer to the Utilities and Servicing Infrastructure Report at Appendix MM .
Guidance		
(1)	<p>Landscape Areas are to be provided in accordance with Figure 5: Landscape Areas. Landscaped areas must be comprised of Landscaped Private Open Space (LPOS) and Landscaped Communal Open Space (LCOS).</p> <p>(a) LPOS is to be almost entirely occupied by planting in deep soil and support tree canopy cover overhead. It may not be overhung by built elements except non-trafficable external sun shading. Where LPOS is adjacent to an apartment it must form part of that apartment's private open space and assist to manage privacy between the apartment and common areas. Where LPOS is not adjacent to an apartment it may be occupied by entry paths, stairs and ramps.</p> <p>(b) LCOS is to be almost entirely occupied by planting in deep soil and support tree canopy cover overhead. It may not be overhung by built elements. It may be occupied by entry paths, stairs and ramps.</p> <p>(c) LPOS and LCOS may not be occupied by building services, substations or the like which must be integrated into the building volumes and located within the areas shown white in Figure 5: Landscape Areas.</p>	Landscape areas are provided in accordance with the Design Guide requirements. Refer to Section 7.6 of the EIS for further detail.
(2)	A minimum of 1650sqm of soil that has no structures above or below is to be provided on the parts of the site not occupied by the community facility. This may include areas under entry paths, stairs or ramps and permeable paving. This space must be predominantly located within landscaped street setbacks (excluding footpath widenings), Access Connections and courtyards.	1,812sqm of deep soil is provided which exceeds the Design Guide minimum requirement.

(3)	Deep soil landscaped areas are to be provided in accordance with Figure 5 or 3.3(2), whichever is greater.	1,812sqm of deep soil is provided which exceeds the Design Guide minimum requirement.
(4)	To comply with 3.3(1) and (2) above, car parking and basements should not be located on or below Access Connections or under the footpath widening areas shown at A, B and C on Figure 4: Local Infrastructure and A, B, C, and D on Figure 6 Landscaped Areas with the exception of a maximum of four (4) maximum 6m wide basement vehicle access passages.	Basement car parking has been limited to be located beneath S2 and S3. This allows for a large extent of deep soil throughout the site.
(5)	At least 15% of the total site area must be covered by tree canopy when trees reach maturity, demonstrated by a landscape plan prepared by a suitably qualified landscape architect.	2,138sqm (20.7%) of canopy is provided which exceeds the Design Guide minimum requirement.
(6)	One access ramp from the street to the parking level is to be provided from Section 2. All other Sections are to have their vehicular access via the linked basements and break through panels and provide suitable easements for access across other Sections to access the ramp as required.	One access point is proposed from S2. No other ramp access is provided.
(7)	Parking is to be provided with a floor level at least 3m below the FPL. Any parking that meets this requirement up to the maximum number of spaces permitted in SLEP 2012 will be deemed to be required parking for the purposes of determining Floor Space.	Basement parking is provided beneath the required level.
(8)	Vehicle entry and exit control measures must be implemented at all site boundaries (e.g. removable bollards).	The only vehicle entry/exit is located at the ramp to the basement at S2. No vehicular access is proposed at-grade and as such no bollards are required.
(9)	The preferred vehicle circulation within the Access Connections is one way south bound with entry from Kettle Street and exit to Phillip Street.	One access point is proposed from S2. No other ramp access is provided. This was endorsed by the DRP and agreed with City of Sydney technical staff (planning, waste and traffic).
(10)	Access to Phillip Street is subject to approval by Transport for NSW and discussions must begin prior to competitive processes being undertaken.	No access from Phillip Street is proposed.
(11)	Bike parking is to be provided within the development including visitor spaces in the Access Connections.	Bike parking is provided in the basement for residents and visitor parking is provided near the entries of all buildings. Refer to the Landscape Report at Appendix C .
3.4 Height of buildings		
Objectives		
(a)	Minimise the impact of height on the character of the surrounding areas	Refer to Section 7.3 of the EIS.
(b)	Minimise overshadowing of surrounding development	Refer to Section 7.7.2 of the EIS.

(c)	Minimise the building depth of residential flat buildings to maximise daylight and natural ventilation to habitable rooms	Refer to Section 7.3 and 7.4 of the EIS.
(d)	Ensure building separations meet the Apartment Design Guide design criteria	Refer to Section 7.4 of the EIS.
(e)	Ensure all buildings are provided with external sun shading appropriate to orientation and context	Refer to Section 7.7 of the EIS.
Guidance		
(1)	The height and location of development must not exceed the maximum heights above the FLP in storeys and metres and RLs in Figure 7: Maximum Heights in Storeys. For the purpose of this section any level of a building that has habitable areas and has a floor level above the FPL is a storey (including attics and mezzanines). There is a difference in height between the LEP RL height controls and the height in storeys to allow for lift access to roofs and plant and equipment. This difference is not intended to be occupied by additional storeys including habitable spaces.	Refer to Section 7.3 of the EIS. The proposed building layout and heights are generally consistent with the guidance provided below. Minor variations as proposed are considered appropriate.
(2)	Built elements may extend up to 1.5m over adjacent Access Connections described in Figure 4: Local Infrastructure but are limited to non-trafficable external sun shading.	Refer to Section 7.3 of the EIS. The proposed building layout and heights are generally consistent with the guidance provided below. Minor variations as proposed are considered appropriate.



3.5 Design Excellence Strategy

Guidance

The site will be subject to competitive design processes that will ensure a variety of independent architectural practices are involved in the design of the buildings on the site. A master architect may coordinate the linked basement structures and public domain.

The competitive design process is not required for the community facility building if it is subject to an alternate Design Excellence Strategy endorsed by Government Architect NSW.

Refer to the Design Excellence Process Summary Report at **Appendix K**.

(1) Process

A single competitive design alternatives process held with 3 competing consortium, where each consortium is comprised of at least 3 practices (including at least one emerging practice).

or

An alternative design excellence process can be agreed with the consent authority, subject to demonstration that architectural diversity will be achieved

A competitive process was conducted for Building S2. An alternative process was agreed with GANSW for the remainder of the site. Refer to the Design Excellence Process Summary Report at **Appendix K**.

	across the different buildings on the site and a variety of independent architectural practices will design the buildings.	
(2)	<p>Fine Grain and Contextually Varied Architecture</p> <p>Each architectural practice will respond to the context of their project and design to ensure the grain of the overall development is fine. This requirement will be reflected in the competition brief(s).</p>	<p>A competitive process was conducted for Building S2. An alternative process was agreed with GANSW for the remainder of the site. Refer to the Design Excellence Process Summary Report at Appendix K.</p>
(3)	<p>Jury</p> <p>The jury will be endorsed by the Government Architect NSW and include representation from City of Sydney, GANSW and the proponent. All Jury members will have sustainability, architectural, urban design or landscape architectural industry recognised expertise.</p> <p>Judging criteria will include whether a highly skilled resolution of the ground plane and accessible building entries has been achieved as a primary consideration.</p> <p>For those buildings that are subject to an agreed alternative design excellence process, prior to submission, the design review panel involved in the process is required to provide a statement after review that the project to be submitted for approval, is in the opinion of the panel, capable of achieving design excellence.</p>	<p>A competitive process was conducted for Building S2. An alternative process was agreed with GANSW for the remainder of the site. Refer to the Design Excellence Process Summary Report at Appendix K.</p> <p>The DRP support the proposal and state that it is capable of demonstrating design excellence.</p>
(4)	<p>Award of bonus floor space</p> <p>The competitive processes will be for the purpose of additional floor space. The building massing described in this Guide has buildings depths and heights that can accommodate the additional floor space. If design excellence is not achieved, then the buildings will have shallower depths not lower heights.</p> <p>If at least one building will be the subject of a competitive design process carried out in accordance with the City of Sydney Competitive Design Policy, the design excellence bonus of up to 10% will be calculated (subject to achieving design excellence) on the entire site area including any part of the site subject to an alternative design excellence process in accordance with a Design Excellence Strategy endorsed by GANSW.</p>	<p>An additional 10% FSR is sought in accordance with this guidance. Refer to Section 7.3 of the EIS for further detail.</p>
(5)	<p>ESD target benchmarks</p> <p>The ESD target benchmarks are described in SLEP 2012 and in this Guide.</p>	<p>Refer to Section 7.8 of the EIS.</p>
(6)	Vehicle access	<p>No access from TfNSW classified roads is proposed.</p>

Indicative approval from Transport for NSW for vehicle access arrangements must be in place before competitive design processes begin.

3.6 Street trees

Objective

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| (a) | Maximise retention of existing street trees | Refer to Section 7.13 of the EIS. |
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Guidance

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| (1) | Existing street trees with trunks located more than 1m from the site boundary must be retained. | Refer to Section 7.13 of the EIS. |
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3.7 Sun access to the park and overshadowing

Objectives

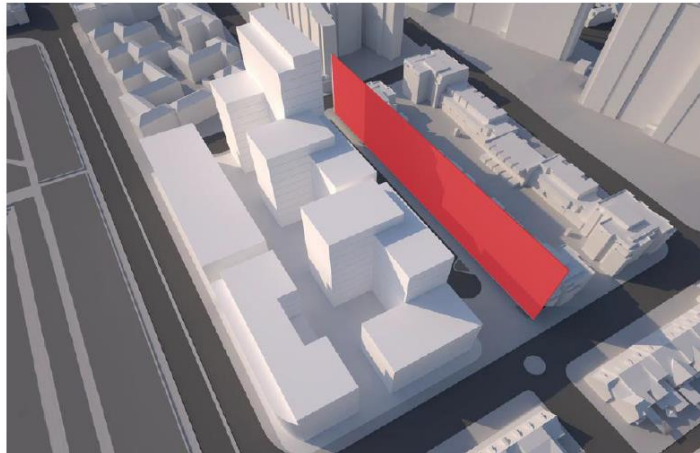
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| (a) | Preserve sunlight to Redfern Park all year round | Sunlight is preserved year round between 9am and 3pm as required by the Sydney LEP 2012 and Design Guide. |
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| (b) | Minimise overshadowing of adjacent development | Refer to Section 7.7.2 of the EIS. |
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Guidance

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| (1) | Development must result in no additional overshadowing of Redfern Park, 51 Redfern Street, Redfern (Lot 1 DP 135313 and Lot 1 DP 724757) shown in Figure 9: Redfern Park from 9am- 3pm all year round. | Sunlight is preserved year round between 9am and 3pm as required by the Sydney LEP 2012 and Design Guide. |
| (2) | Overshadowing of the land on the eastern side of Walker Street must ensure that at least 70% of the western face of a plane formed on the alignment of the western boundary of 57 Walker Street Redfern (Lot 100 DP 1168202) for its entire length between RL 32.7 and RL 59.6 receives 2 hours of sunlight on 21 June between 9am and 3pm. The plane is illustrated in Figure 10: Illustration of 57 Walker Street Solar Compliance Plane. | Refer to Section 7.7.2 of the EIS. |

Figure 10: Illustration of 57 Walker Street Solar Compliance Plane



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| (3) | Sunlight received on 21 June between 9am and 3pm is not to be reduced by more than 20% of the time that the window receives at least 1sqm of sunlight for more than 15 minutes, for properties on the south side of Phillip Street, with windows to living spaces at the rear that face their principle private open space. | Refer to Section 7.7.2 of the EIS. |
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| (4) | Overshadowing of private open spaces at the rear of adjacent lots is minimised. | Refer to Section 7.7.2 of the EIS. |
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3.8 Apartment types, minimum number of cores and siting and layout

Objectives

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| (a) | Provide the number of lift cores required to ensure natural cross ventilation is achieved to the required proportion of apartments in the manner described by the Apartment Design Guide and social groupings of apartments are kept to low numbers | Refer to Section 7.4 of the EIS. |
| (b) | Ensure the siting and layout of apartments facing Elizabeth Street respond to the noisy environment | Refer to Section 7.4 of the EIS. |
| (c) | Ensure a diverse range of apartment types are provided | Refer to Section 7.4 of the EIS. |
| (d) | Ensure affordable housing meets the needs of the local community | Refer to Section 7.4 of the EIS. |

Guidance

(1)	<p>An acceptable solution to achieve required cross ventilation, is to provide indicative development sections with entirely separate vertical circulation cores, as follows:</p> <ul style="list-style-type: none"> (a) for Section 2, at least 5 cores (b) for Section 3, at least 4 cores <p><i>Note: an alternative design response can be provided for buildings in Sections 2 and 3 but must demonstrate, to the satisfaction of the consent authority, natural cross ventilation as described by the Apartment Design Guide and confirmed through performance testing.</i></p>	Refer to Section 7.4 of the EIS.
(2)	The siting and layout of Section 4 is to protect habitable rooms from noise from Elizabeth Street or every habitable room facing Elizabeth Street must be provided with a noise attenuating natural ventilation plenum.	Refer to Section 7.4 and 7.10.6 of the EIS.
(3)	Privacy design elements (e.g. blades or window reveal designs) must be provided to windows within 6m of courtyard internal corners to prevent direct sight to other windows within 6m of the internal corner.	Refer to Section 7.4 of the EIS.
(4)	Consideration should be given to allocating 10 per cent or more of the total number of dwellings to be provided for Aboriginal and Torres Strait Islander housing.	<p>Housing will be allocated to Aboriginal households in accordance with Homes NSW and Bridge Housing policy and need.</p> <p>Bridge Housing and Homes NSW has committed to 15% (51 homes) of all social and affordable homes to be prioritised for Aboriginal households.</p> <p>The design has embedded elements of community feedback from the Design Jam sessions undertaken by Yerrabingin.</p>
3.9 Ecologically Sustainable Development		
Objectives		
(a)	Minimise energy and water use and waste generation	Refer to Section 7.17 and 7.8 of the EIS.
(b)	Maximise on-site renewable energy generation, water re-use and waste recycling	Refer to Section 7.17 of the EIS.
Guidance		
(1)	<p>Development is to achieve the following minimum ratings:</p> <ul style="list-style-type: none"> (a) All development <ul style="list-style-type: none"> • 6-star Green Star communities rating • 5-star Green Star Design and As-Built (b) Residential Development 	Refer to Section 7.8 of the EIS.

	<ul style="list-style-type: none"> •BASIX Energy 40, but only where additional floor space under Clause 6.59 600-660 Elizabeth Street, Redfern in Sydney LEP 2012 is used •BASIX Water 40 with a target to exceed by 5 points 	
	(c) Commercial areas <ul style="list-style-type: none"> •NABERS Energy rating of 5.5 stars •NABERS Water rating of 4.5 stars 	
(2)	All development is to have a combination of green roofs, roof-top solar PV and communal open space on rooftops. Other areas should be designed with high albedo qualities to reflect heat.	Refer to Section 7.8 of the EIS. Extensive PV is proposed on the rooftop of S1 and S4.
(3)	The site is to be planned to minimise paved areas and maximise stormwater infiltration. All public access paving must be permeable except where accessibility requirements restrict it.	Refer to Section 7.8 of the EIS.
(4)	All development is to be designed to maximise passive design approaches including provision of external sun access and shading to all apartments except where tree canopy provides shading over an extended summer period.	Refer to Section 7.8 of the EIS.
(5)	All apartments should have access to external clothes drying facilities, either private or communal.	Refer to Section 7.8 of the EIS.
(6)	All parts of the development must include piping for use of recycled water in irrigation, toilets and the like.	Refer to Section 7.8 of the EIS.
(7)	Development must follow the guidance of the City of Sydney Guidelines for Waste Management in New Development	Refer to Section 7.8 of the EIS.
(8)	Connection into the water storage located in Redfern Park should be considered in consultation with the City of Sydney.	Connection was considered and not pursued as it was not deemed appropriate as it would require significant infrastructure to be delivered under Elizabeth Street.
3.10 Noise		
Objectives		
(a)	Minimise the impact of noise on sensitive receivers	Refer to Section 7.10 of the EIS.
Guidance		
(1)	Noise from the community facility must be attenuated within the development so it does not affect adjacent sensitive receivers including apartments on the site. This includes structure borne noise.	Refer to Section 7.10 of the EIS.

- (2) Development for the purposes of residential accommodation, must ensure that the following LAeq levels are not exceeded:
- (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,
 - (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time

3.11 Wind

Objectives

- | | | |
|-----|---|---|
| (a) | Ensure streets and Public Places have wind conditions that are safe and comfortable for walking and to encourage conditions that are comfortable for sitting. | Refer to Section 7.7.3 of the EIS. |
| (b) | Ensure new developments mitigate adverse wind effects. | Refer to Section 7.7.3 of the EIS. |

Guidance

- | | | |
|-----|---|---|
| (1) | <p>(1) Development must:</p> <ul style="list-style-type: none"> (a) not cause a wind speed that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking and the Wind Comfort Standard for Sitting in Parks except where the existing wind speeds exceed the standard. (b) not worsen, by increasing spatial extent and/or frequency and/or speed, an existing wind speed that exceeds the Wind Safety Standard, the Wind Comfort Standard for Walking and the Wind Comfort Standard for Sitting in Parks. (c) take all reasonable steps to create a comfortable wind environment in Public Places that is consistent with the Wind Comfort Standards for Sitting and Standing. | Refer to Section 7.7.3 of the EIS. |
| (2) | <p>For the purpose of this section:</p> <ul style="list-style-type: none"> (a) Wind Safety Standard is an annual maximum peak 0.5 second gust wind speed in one hour measured between 6am and 10pm Eastern Standard Time of 24 metres per second. (b) Wind Comfort Standard for Walking is an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 8 metres per second. | Refer to Section 7.7.3 of the EIS. |

(c) Wind Comfort Standard for Sitting in Parks is an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of 4 metres per second and applies to Public Places protected by Sun Access Planes and/or No Additional Overshadowing Controls.

(d) Wind Comfort Standards for Sitting and Standing is hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time of; 4 metres per second for sitting; and 6 metres per second for standing.
