

Compliance Table

Apartment Design Guide

Section	Objective	Comment	Compliance
3B	<ul style="list-style-type: none"> Building types and layouts respond to the streetscape and site while optimising solar access within the development Overshadowing of neighbouring properties is minimised during mid-winter 	The proposed development is well sited to the surrounding streets, and provides adequate solar access to the proposed units without restricting solar access to neighbouring residential properties. The building follows a 90 degrees orientation of building elements being oriented either north-south or east-west.	✓
3C	<ul style="list-style-type: none"> Transition between private and public domain is achieved without compromising safety and security Amenity of the public domain is retained and enhanced 	The proposal comprises a high quality public domain area at the ground floor, and the private areas of the retail tenancies and the apartments above. The proposal will enable a high level of passive surveillance over the surrounding streets, whilst also appearing inviting to the public. Solid wall use is minimised along the public domain frontages.	✓
3D	<ul style="list-style-type: none"> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting Communal open space is designed to maximise safety Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood 	<p>A total of 2,612m² (equivalent to 53% of the site area) of communal open space has been provided at the site, which includes the following:</p> <ul style="list-style-type: none"> Macquarie Street Plaza Level 1 Garden Residential facilities including the proposed swimming pool and gym <p>We note that this does not include the V Lounge at Level 26.</p>	✓
3E	<ul style="list-style-type: none"> Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality 	The heritage display area represents 840sqm, approximately equivalent to 17% of the site, and will be maintained as undeveloped area in lieu of the deep soil landscaping requirement.	✓
3F	<ul style="list-style-type: none"> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from 	Separation distances from buildings to the side and rear boundaries are compliant with the 12m guideline for buildings over 25m. On the northern, eastern and southern frontages this is achieved through the combination of setback and separation by the road. On the western frontage the separation distance is achieved by a minimum setback of 12m.	✓

Section	Objective	Comment	Compliance
	<i>habitable rooms and private open space</i>		
3J	<ul style="list-style-type: none"> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas Parking and facilities are provided for other modes of transport Car park design and access is safe and secure Visual and environmental impacts of underground car parking are minimised 	The proposal provides the minimum specified car parking rates for sites within 800m of a railway station in the Sydney metropolitan area.	✓
4A	<ul style="list-style-type: none"> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space Daylight access is maximised where sunlight is limited Design incorporates shading and glare control, particularly for warmer months 	<p>Of the 72 additional apartments proposed, 50 achieve 2 hours solar access (69.4%).</p> <p>Overall, 80.5% of total apartments (including those already approved) receive the minimum 2 hours required solar access. Single aspect apartments which have been proposed have been oriented towards the northern, eastern and western aspects where possible.</p>	✓
4B	<ul style="list-style-type: none"> All habitable rooms are naturally ventilated The layout and design of single aspect apartments maximises natural ventilation The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents 	<p>Of the 72 additional apartments proposed, 33 are naturally cross ventilated (45.8%).</p> <p>A total of 62.4% of total apartments (including those already approved) are naturally cross ventilated, which exceeds the requirements of the ADG. This will result in a comfortable indoor environment for future residents.</p>	✓
4C	<ul style="list-style-type: none"> Ceiling height achieves sufficient natural ventilation and daylight access Ceiling height increases the sense of space in apartments and provides for well proportioned rooms Ceiling heights contribute to the flexibility of building use over the life of the building 	<p>The proposal maintains 3.1m floor to floor heights at residential levels, which accommodates a minimum 2.7m floor to ceiling height.</p> <p>The ground floor retail area includes double height ceilings, and Level 1 has also been provided to achieve minimum 3.3m floor to ceiling heights.</p>	✓
4D	<ul style="list-style-type: none"> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity Environmental performance of the apartment is maximised Apartment layouts are designed to accommodate a variety of household activities and needs 	<p>568 out of 591 units proposed comply with the minimum apartment sizes (96.1%).</p> <p>Regarding the minimum habitable room depth, the proposal does not comply with the relevant guideline of open plan layout habitable rooms being limited to 8m depth from a window. Many of the proposed apartments are located off a central core with depths of approximately 10-12m, which are generally open plan in layout (for example apartments 04 and 05, levels 21-27). This is considered acceptable due to the relatively minor nature of this exceedance, and as 80.5% of apartments achieve a minimum 2 hours of solar access, and 62.4% of apartments are naturally ventilated. The proposed design accordingly enables a high level of amenity to be maintained, which will result in apartments which are amenable despite room depths which</p>	Justified

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		<p>exceed the depths contained under the guidelines. The design of apartments has not been significantly changed from the original approval which was the subject of an extensive design excellence process which demonstrated a good level of internal amenity despite departure from apartment/building depth controls.</p> <p>Master bedrooms have a minimum area of 10m², and other bedrooms a minimum area of 9m² (excluding wardrobe spaces). Bedrooms also maintain a minimum dimension of 3m (excluding wardrobe spaces).</p> <p>Living and living / dining rooms maintain a minimum width of 3.6m for studio / 1 bedroom apartments, and 4m for 2 / 3 bedroom apartments.</p>	<p>✓</p> <p>✓</p>
4E	<ul style="list-style-type: none"> ▪ <i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</i> ▪ <i>Primary private open space and balconies are appropriately located to enhance liveability for residents</i> ▪ <i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</i> 	<p>The proposed residential apartments do not fully comply with the private open space requirements contained under the ADG. This is due to the noise constraints experienced at certain sections of the site, in proximity to nearby road and rail noise sources.</p> <p>Specifically, the proposed mix provides the following:</p> <ul style="list-style-type: none"> ▪ 52 (all studios) of 519 total apartments providing no balcony; and ▪ 346 of 519 total apartments providing balconies with areas less than the ADG. <p>However, the proposed communal open space significantly exceeds the minimum required and is of a very high standard of design, affording future residents high communal amenity. Accordingly, the proposed private open space arrangements are an acceptable solution across the site.</p>	Justified
4F	<ul style="list-style-type: none"> ▪ <i>Common circulation spaces achieve good amenity and properly service the number of apartments</i> ▪ <i>Common circulation spaces promote safety and provide for social interaction between residents</i> 	<p>A minor variation is proposed in Sections A/B – 9 apartments are located along this corridor at levels throughout the building. This is considered to be acceptable due to the minor nature of the variation, and the maintenance of multiple lift cores which each comprise a number of lifts throughout the building.</p>	Justified
4G	<ul style="list-style-type: none"> ▪ <i>Adequate, well designed storage is provided in each apartment</i> ▪ <i>Additional storage is conveniently located, accessible and nominated for individual apartments</i> 	<p>The proposal maintains the required storage requirements of 4m³ for studio apartments, 6m³ for 1 bedroom apartments, 8m³ for 2 bedroom apartments, and 10m³ for three bedroom apartments. The storage requirements under the ADG are less onerous than those under the RFDC, which the proposed development was designed in relation to. Accordingly, the proposal complies.</p>	✓
4H	<ul style="list-style-type: none"> ▪ <i>Noise transfer is minimised through the siting of buildings and building layout</i> ▪ <i>Noise impacts are mitigated within apartments through layout and acoustic treatments</i> 	<p>The proposed development has been designed to afford future occupants a sufficient level of acoustic amenity. A Noise Impact Assessment was lodged as part of the previously submitted application (dated August 2014) which provides a detailed assessment of the proposed apartments, and outlines</p>	✓

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		measures which will result in a sufficient acoustic amenity level for the future apartments.	
4J	<ul style="list-style-type: none"> <i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</i> <i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i> 	<p>The proposed development has been designed in accordance with the principles contained under Section 4J, including the siting and distribution of the proposed uses to ensure acoustic amenity is preserved for future residents. A lower level retail podium is proposed, which will assist in shielding residential units above from direct exposure to the noise generated from roads surrounding the site.</p> <p>As mentioned above, a Noise Impact Assessment was also lodged as part of the previously submitted application (dated August 2014) which provides a detailed assessment of the proposed apartments, and outlines measures which will result in a sufficient acoustic amenity level for the future apartments.</p>	✓
4K	<ul style="list-style-type: none"> <i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i> <i>The apartment mix is distributed to suitable locations within the building</i> 	A variety of apartment types, including studios, 1 bedroom, 1 bedroom + study, 2 bedroom, 2 bedroom + study, 3 bedroom and 3 bedroom dual key are proposed within the development, which will appeal to a wide range of different household types.	✓
4L	<ul style="list-style-type: none"> <i>Street frontage activity is maximised where ground floor apartments are located</i> <i>Design of ground floor apartments delivers amenity and safety for residents</i> 	No ground floor apartments are proposed.	N/A
4M	<ul style="list-style-type: none"> <i>Building facades provide visual interest along the street while respecting the character of the local area</i> <i>Building functions are expressed by the facade</i> 	The building, including the elements of the proposed modification, proposes a series of façade treatments which will contribute to the overall visual interest of the building. The focal point of the proposed design is the 'V' element at the ground floor, a significant publically accessible space above the archaeological site, which the building above is suspended over by way of two large 'V' structures.	✓
4N	<ul style="list-style-type: none"> <i>Roof treatments are integrated into the building design and positively respond to the street</i> <i>Opportunities to use roof space for residential accommodation and open space are maximised</i> <i>Roof design incorporates sustainability features</i> 	The proposed roof treatment includes the provision of staggered varying heights for each roof section, as well as vegetation at the roof level. The northern elevation of the building includes a roof feature comprising a concrete structure and twin spires. Collectively, the proposed roof structures will contribute to the visual interest of the overall development.	✓
4O	<ul style="list-style-type: none"> <i>Landscape design is viable and sustainable</i> <i>Landscape design contributes to the streetscape and amenity</i> 	Landscaping is proposed throughout the building at various levels, which will be maintained as part of the future operation of the building.	✓
4P	<ul style="list-style-type: none"> <i>Appropriate soil profiles are provided</i> 	The proposed planter areas will provide the required soil depth to sustain the proposed vegetation. Further detail as to the proposed vegetation has been previously submitted	✓

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	<ul style="list-style-type: none"> Plant growth is optimised with appropriate selection and maintenance Planting on structures contributes to the quality and amenity of communal and public open spaces 	under the original application, dated August 2014.	
4Q	<ul style="list-style-type: none"> Universal design features are included in apartment design to promote flexible housing for all community members A variety of apartments with adaptable designs are provided Apartment layouts are flexible and accommodate a range of lifestyle needs 	<p>The proposed development provides a total of 8.9% of apartments as adaptable within the meaning of AS4299.</p> <p>Two (2) additional apartments have been provided as adaptable under this modification.</p>	✓
4R	<ul style="list-style-type: none"> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place Adapted buildings provide residential amenity while not precluding future adaptive reuse 	The proposed building does not comprise an adaptive reuse.	N/A
4S	<ul style="list-style-type: none"> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents 	The proposed development is within the heart of Parramatta, and is accordingly well suited to mixed use development. Retail frontages line the surrounding streets, as well as an internal foyer for the use of residents and guests.	✓
4T	<ul style="list-style-type: none"> Awnings are well located and complement and integrate with the building design Signage responds to the context and desired streetscape character 	Awnings are proposed on the retail frontage of the site, which have been well integrated with the design of the overall building.	✓
4U	<ul style="list-style-type: none"> Development incorporates passive environmental design Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer Adequate natural ventilation minimises the need for mechanical ventilation 	The proposal provides a high level of solar access to the apartments, and has been designed as BASIX certified. The proposal also achieves an adequate level of natural ventilation, with 62.4% of total apartments being naturally ventilated.	✓
4X	<ul style="list-style-type: none"> Building design detail provides protection from weathering Systems and access enable ease of maintenance Material selection reduces ongoing maintenance costs 	The proposed building design will enable a relatively low level of ongoing maintenance, with materials chosen which are not anticipated to require short – medium term replacement or repair (in most cases).	✓