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	PART 2 SITE DESIGN					
1	**PRIMARY DEVELOPMENT CONTROLS**					
1.1	**BUILDING HEIGHT**	**2_24**				
	Test heights against the number of storeys and the minimum ceiling heights required for the desired building use.			✔	Building height: • Stage 1 complies with the Concept Plan heights and SEPP 65 Rule of Thumb for ceiling heights.	✔
1.2	**BUILDING DEPTH**	**2_26**				
	Maximum building plan depth should be 18 metres from glass line to glass line (excludes articulation zone - balconies, bay windows, shading devices) - The 18m metre guideline generally applies to street wall buildings with dual and opposite aspect and buildings with minimal side setbacks. - Freestanding buildings (the big house or tower building types) may have greater depth than 18m only if they still achieve satisfactory daylight and natural ventilation.			✔	Building depth: • The building plan depth varies within a range of approx. 15m to 22m. However, solar access and natural ventilation are maximised. Refer to the Solar Access and Natural Ventilation Assessment (Annexure 6).	✔
1.3	**BUILDING SEPARATION**	**2_28**				
	Building separation is proportionate to building height to facilitate better urban form and improved residential amenity.			✔	Building separation: • Stage 1 complies with the Concept Plan building envelopes. Separations range between 21.2 – 25.6m (18m is required). • View corridors to the water are provided along the eastern boundary (Belmore Street) and western boundary (new through-site pedestrian spine/ public open space)	✔
1.4	**STREET SETBACKS**	**2_30**				
	Identify desired streetscape character, the common setback of building in the street, the accommodation of street planting and height of buildings and daylight access controls.			✔	Street setbacks: • Stage 1 complies above finished ground level. Minor encroachment occurs below ground to maximise basement car parking. These areas of the building cannot be viewed from the streets or any public domain areas and do not impact on any significant trees.	✔
1.5	**SIDE AND REAR SETBACKS**	**2_33**				
	Relate side and rear setback to existing streetscape patterns.			✔	Side and rear setbacks: • Setbacks in Stage 1 development comply with Concept Plan as follows: - 5m to Rothsay Ave, Belmore St and Hamilton Cres; - 3m to proposed pedestrian link to the west.	✔

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1.6	**FLOOR SPACE RATIO**	**2_35**				
					Floor space ratio: • The Stage 1 development complies with the Concept Plan building envelopes.	
2	**SITE CONFIGURATION**					
2.1	**DEEP SOIL ZONES**	**2_44**				
	A minimum of 25% of the open space area of a site should be a deep soil zone; more is desirable.		✔		Deep soil zones: • 1,827sqm of the Stage 1 site is provided as deep soil planting area (including 552sqm over podium). This represents 22.1% of the site area (8,269.46sqm). In addition, the Application includes another 318sqm of road verge deep soil planting. • The Stage 1 Project incorporates a new landscaped public pedestrian link to the waterfront. • This level of deep soil planting is considered acceptable on the basis of the site's location adjacent to Anderson Park and the foreshore reserve and the requirement of Ryde Council's DCP and the Concept Plan to provide a through site hard paved publicly accessible pedestrian link to the foreshore within the site.	✔
2.2	**FENCES AND WALLS**	**2_45**				
	Respond to the identified architectural character for the street and/or the area. Clearly delineate the private and public domain without compromising safety and security. Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating some of the following in the design of fences and walls. - Benches and seats - Planter boxes - Pergolas and trellises - Barbeques - Water features - Composting boxes and worm farms Retain and enhance the amenity of the public domain by: - Avoiding the use of continuous lengths of blanks walls at street level. - Using planting to soften the edges of any raised terraces to the street, such			✔	Fences and walls: • Fencing shall define the edge of the development and provide privacy to private open spaces. • Fencing will be integrated with the architectural and landscape design. It will contribute to creating an attractive streetscape. • The street front facades are highly articulated and contain apartment terraces and plantings. • The proposed public pedestrian spine will incorporate high quality landscaping, water features and low walls for seating.	✔

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	as over sub basement car parking, and reduce their apparent scale. Select durable materials, which are easily cleaned and graffiti resistant.					
2.3	**LANDSCAPE DESIGN**	**2_46**				
	Contribute to streetscape character and the amenity of the public domain. Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces. Design landscape which contributes to the site's particular and positive characteristics, for example by: - Enhancing habitat and ecology - Retaining and incorporating trees, shrubs, and ground covers endemic to the area, where appropriate - Retaining and incorporating changes of level, visual markers, views and any significant site elements. Contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management. Provide a sufficient depth of soil above paving slabs to enable growth of mature trees. Minimise maintenance by using robust landscape elements.			✔	Landscape design: • The central communal open space and landscaped area in Stage 1 provides passive recreation option for residents, privacy relative to the foreshore area, pleasant outlook from the apartments overlooking the open space and enhanced the building's appearance when viewed from the Parramatta River. Design intent has been to provide visually interesting and diverse range of planning providing links appropriate to the historical context of the area and materials to enhance the natural character inherent in the parkland context. • Refer to the Landscape Report	✔
2.4	**OPEN SPACE**	**2_48**				
	The area of communal space required should generally be at least between 25-30% of the site area. Min. Area for private open space at ground or similar space on a structure, such as podium or car park, is 25sqm; the minimum preferred dimension in one direction is 4m.		✔		Open space: • Refer to the Landscape Report • The proportions of the public and communal open spaces is such that they are rendered 'useable spaces': - Public open space – foreshore link 877sq.m; - Communal open space 1154 sqm • Ground floor apartments are provided with individual courtyards/ terraces.	✔
2.5	**ORIENTATION**	**2_50**				
	Plan the site to optimise solar access. Select building types which respond to the streetscape whilst optimising solar access.				Orientation: • Refer to Shadow Diagrams ; Solar Access and Natural Ventilation Assessment .	✔

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	Optimise solar access to living spaces and associated private open spaces by orientating them north. Detail buildings elements to modify environmental conditions, as required, to maximise sun access in winter and sun shading in summer.					
2.6	**PLANTING ON STRUCTURES**	**2_52**				
	Design for optimum conditions for plant growth by: - Providing soil depth, soil volume and soil area appropriate to the size of the plants to be established. - Providing appropriate soil conditions and irrigation methods. - Providing appropriate drainage. Design planters to support the appropriate soil depth and plant selection. Minimum soil depth for planting.				Planting on structures: • Sufficient soil depths have been provided on top of the central landscaped common open space for Stage 1 (on top of the basement car park) to ensure the growth of medium sized trees and shrubs.	✔
2.7	**STORMWATER MANAGEMENT**	**2_54**				
	On dense urban sites where there is no potential for deep soil zones to contribute to stormwater management, seek alternative solutions. Structural stormwater treatment measures may be used including: - Litter or gross pollutant traps to capture leaves, sediment and litter. - On-site detention storage. Reduce the need for expensive sediment trapping techniques by controlling erosion. Design solutions include: - Landscape design incorporating appropriate vegetation. - Stable(non-eroding) flowpaths conveying water at non-erosive velocities. Consider using grey water for site irrigation.				Stormwater management: • Stage 1 makes provision for stormwater works. Refer to the Integrated Stormwater Management Report.	✔

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3	**SITE AMENITY**					
3.1	**SAFETY**	**2_56**				
	Separate residential parking from other building use and control access from public and common areas. Provide direct access from car parks to apartment lobbies for residents. Provide separate access for residents in mixed-use buildings. Provide audio or video intercom for visitor entry. Provide key card access for residents.				Safety: • Stage 1 complies with the Concept Plan and design addresses surveillance (passive and active), access control, territorial re-enforcement and space management. Refer to Crime Risk Assessment Report.	✔
	Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.		✔		Safety: • Stage 1 complies with the Concept Plan and design addresses surveillance (passive and active), access control, territorial re-enforcement and space management. Refer to Crime Risk Assessment Report.	✔
3.2	**VISUAL PRIVACY**	**2_58**				
	Locate and orient development to maximise visual privacy. Design building layouts to minimise direct overlooking of rooms and private open space.				Visual privacy: • Apartments have been orientated and appropriately separated to provide visual privacy. Screening is proposed to areas where there is potential for overlooking.	✔
4	**SITE ACCESS**					
4.1	**BUILDING ENTRY**	**2_60**				
	Improve the presentation of the development to the street by: - Locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network. - Designing the entry as clearly identifiable element of the building in the street. - Utilising multiple entries- where it is desirable to activate the street edge or reinforce a rhythm of entries along a street. Provide as direct a physical and visual connection as possible between street and entry. Achieve clear lines of transition between public street, the shared private, circulation spaces and apartment unit.				Building entry: • Multiple building entries are proposed to be provided to the Stage 1 development to maximise pedestrian circulation and access. • Building entries are proposed to be clearly identifiable by horizontal elements, awnings, paving and landscaping. • Building entries are to be direct and legible from the street frontages and public pedestrian spine. • Pedestrian and vehicle entries are separate.	✔

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	Generally provide separate entries from the street for pedestrians and cars and different uses. Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street.					
4.2	**PARKING**	**2_62**				
	Determine the appropriate car parking space requirements in relation to: - The development's proximity to public transport, shopping and recreational facilities. - The density of the development and the local area. - The site's ability to accommodate car parking. This may be affected by other requirements, such as deep soil zones, water table, topography and size and shape of the lot. Give preference to underground car parking, whenever possible. Provide bicycle parking which is easily accessible from ground level and from apartments.				Parking: • Total number of basement parking provided = 331. This is inclusive of 25 disabled parking spaces. • 50 Bicycle parking spaces have been provided in the basement level and is easily accessible from the apartments via lifts.	✔
4.3	**PEDESTRIAN ACCESS**	**2_64**				
	Identify the access requirements from the street or car parking area to the department entrance. Follow accessibility standard AS 1428 (Pt 1 & 2) as a minimum. Provide barrier free access to at least 20 percent of dwellings in the development.		✔		Pedestrian access: • A new through site linkage is provided along the western boundary of Stage 1. • Access to the central common area will be accessible. • Adaptable apartments are included. Refer to Accessibility Report .	✔
4.4	**VEHICLE ACCESS**	**2_65**				
	Generally limit the width of driveways to a max of 6m. Locate vehicle entries away from main pedestrian entries and on secondary frontages.		✔		Vehicle access: • Vehicular access is provided from Belmore Street. This will reduce vehicular movement along Rothesay Avenue where access is available to the foreshore. • The driveway is 6m in width and will be softened by adjacent landscaping.	✔

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	PART 3 BUILDING DESIGN					
5	**BUILDING CONFIGURATION**					
5.1	**APARTMENT LAYOUT**	**3_67**				
	Determine appropriate apartment sizes in relation to: - Geographic location and market demands - The spatial configuration of an apartment, not just its plan e.g. maisonette apartments are often small in sqm but have double-height living spaces. - Affordability: a range of apartment sizes provides more choice for more people. Ensure apartment layouts are resilient over time. Design issues to address may include: - Accommodating a variety of furniture arrangements. - Providing for a range of activities and privacy levels between different spaces within the apartment. - Utilising flexible room sizes and proportions or open plans. - Ensuring circulation by stairs, corridors and through rooms is planned as efficiently as possible thereby increasing the amount of floor space in rooms. Design apartment layouts, which respond to the natural and built environments and optimise site opportunities by: - Providing private open space in the form of a balcony, a terrace, a courtyard or a garden for every apartment. - Orientating main living spaces toward the primary outlook and aspect and away from neighbouring noise sources or windows. - Locating main living spaces adjacent to main private open space. - Locating habitable rooms, and where possible kitchens and bathrooms, on the external face of the buildings thereby maximises the number of rooms with windows. - Maximising opportunities to facilitate natural daylight. - Avoid locating kitchen as part of main circulation spaces, such as a hallway or entry space. Ensure apartment layouts and				Apartment layout: • A mix of apartment sizes is provided: - 48 x 1 bed (19.5%) - 163 x 2 bed (66.3%) - 35 x 3 bed (14.2%) • Rooms are designed for flexible use and layout. • All apartments have balconies or terraces. • Living spaces are orientated towards the primary outlook. • Screening will be provided where necessary to maximise privacy. • Natural ventilation and daylight access is provided where possible. Refer to the Solar Access and Natural Ventilation Assessment.	✔

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	dimensions facilitate furniture removal and placement.					
	In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the Following rates: - studio apartments 6m3 - one-bedroom apartments 6m3 - two-bedroom apartments 8m3 - three plus bedroom apartments 10m3 Single aspect apartments should be limited in depth to 8m from a window. The back of kitchen should be no more than 8m from a window. The width of cross-over or cross-through apartments over 15m deep should by 4m or greater to avoid deep narrow apartment layouts. Buildings not meeting minimum standards listed above must demonstrate how satisfactory daylight and ventilation can be achieved. As a guide, the Affordable Housing Service suggest the following minimum apartment sizes: - 1 bedroom apartment 50m2 - 2 bedroom apartment 70m2 - 3 bedroom apartment 95m2		✔		Apartment layout: • All apartments are provided with appropriate storage facilities (6 -10m3 per apartment). • There are a number of single aspect apartments some of which exceed a depth of 8m from a window or contain kitchens more than 8m from windows. Refer to to Solar Access and Natural Ventilation Assessment. • Apartment sizes exceed the minimum sizes outlined by the Affordable Housing Service.	✔
5.2	**APARTMENT MIX**	**3_70**				
	Provide a variety of apartment types. Refine the appropriate apartment mix for a location by: - Considering population trends in the future as well as present market demands. - Noting the apartment's location in relation to public transport, public facilities, employment areas, schools and universities and retail centres. Locate a mix of one and three bedroom apartments on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children. Optimise the number of accessible				Apartment mix: • Provision of 10% adaptable units. • Total apartments 246: - 48 x 1 bed (19.5%) - 163 x 2 bed (66.3%) - 35 x 3 bed (14.2%)	✔

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	and adaptable apartments to cater for a wider range of occupants. Australian Standards are only a minimum. Investigate the possibility of flexible apartment configurations, which support change in the future.					
5.3	**BALCONIES**	**3_71**				
	Provide primary balconies for all apartments with a minimum depth of 2m. Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.		✔		Balconies: • Ground floor apartments are provided with terraces/ courtyards. • All other apartments are provided with balconies with a minimum depth of 2m.	✔
5.4	**CEILING HEIGHTS**	**3_73**				
	Minimum recommended heights in residential flats or other residential floor of mixed use buildings measured from finished floor level (FFL) to finished ceiling level (FCL): - 3.3m minimum for ground floor to promote future flexibility of use. - 2.7m min for all habitable rooms, 2.4m preferred min for non-habitable rooms, however 2.25m permitted. - For two storey units with a two storey void space, 2.4m min ceiling heights. - Attic spaces 1.5m min wall height at edge of room with 30 degree min ceiling slope. Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.		✔		Ceiling heights: • Ground floor ceiling height is 2.9m. • Ceiling heights for all other floors with habitable rooms is 2.7m.	✔
5.5	**FLEXIBILITY**	**3_75**				
	Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15m long. - Thin building cross sections, which are suitable for residential or commercial uses. - A mix of apartment types. - Higher ceilings in particular on the ground floor and first floor. - Separate entries for the ground floor level and the upper levels. - Sliding and/or movable wall systems. Provide apartment layouts, which accommodate the changing use of rooms.				Flexibility: • Ground floor ceiling heights are suitable for accommodating any future change of use. • Refer to Accessibility Report.	✔

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	Utilise structural systems which support a degree of furniture change in building use or configuration Promote accessibility and adaptability by ensuring: - The number of accessible and visitable apartments is optimised. - Adequate pedestrian mobility and access is provided.					
5.6	**GROUND FLOOR APARTMENTS**	**3_77**				
	Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site. Provide ground floor apartments with access to private open space, preferably as a terrace or garden.		✔		Ground floor apartments: • Ground floor apartments have terraces/ courtyards directly accessible from living areas. • Landscaping and fencing will be provided to provide privacy and safety requirements and to enhance the streetscape.	✔
5.7	**INTERNAL CIRCULATION**	**3_79**				
	In general where units are located off a double loaded corridor the number of units accessible from a single core should be limited to 8.		✔		Internal circulation: • Multiple entries are provided from adjoining streets and to the central communal space. • Lifts are distributed throughout the building to improve circulation. • Through site linkages are provided (north-south and east – west).	✔
5.8	**MIXED USE**	**3_80**				
	Choose a mix of uses that compliment and reinforce the charter, economics and function of the local area. Choose compatible mix of uses. Consider building depth and form in relation to each use's requirements for servicing and amenity. Design legible circulation systems, which ensure safety of users. Ensure building positively contributes to public domain. Design for acoustic privacy from the beginning of the project to ensure that future services, such as air conditioning, do not cause acoustic problems later. Recognising the ownership /lease patterns and separating				Mixed use: • A new pedestrian spine along the western boundary of the site. This space provides an important visual and physical link for the community through the Concept Plan site.	✔

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	requirements for purposes of BCA for considerations.					
5.9	**STORAGE**	**3_82**				
	In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: - studio apartments 6m3 - one-bedroom apartments 6m3 - two -bedroom apartments 8m2 - three plus bedroom apartments 10m3		✔		Storage: • Storage has been provided in the apartments in the form of bedroom wardrobes, kitchen cupboards and laundry cupboards (6-10m3 per apartment). • Additionally, storage has been designated to each apartment and provided in the basement carpark. • Bicycle racks are also provided in the basement carpark.	✔
6	**BUILDING AMENITY**					
6.1	**ACOUSTIC PRIVACY**	**3_83**				
	Utilise the site and building layout to maximise the potential for acoustic privacy by providing adequate building separation with the development and from neighbouring buildings.				Acoustic privacy: • Stage 1 development does not adjoin any major roads. • High use areas such as public open spaces and communal open spaces have been considered during the design. • Internally, living and bedroom areas are separated and have regard to adjoining uses. • Refer to Acoustic Report .	✔
6.2	**DAYLIGHT ACCESS**	**3_84**				
	Living rooms and private open spaces for at least 70% of apartments in a development should receive a min 3 hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas min. 2 hours may be acceptable. Limit the number of single-aspect apartments with a southerly aspect to a maximum of 10% of total units.		✔		Daylight access: • Refer to Shadow Diagrams ; Solar Access and Natural Ventilation Assessment.	✔
6.3	**NATURAL VENTILATION**	**3_86**				
	Building depths which support natural ventilation typically range from 10-18m. 60% of residential units should be naturally cross ventilated. 25% of kitchens should have access to natural ventilation.		✔		Natural ventilation: • Refer to Solar Access and Natural Ventilation Assessment	✔

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7	**BUILDING FORM**					
7.1	**AWNINGS AND SIGNAGE**	**3_88**				
	Awnings encourage pedestrian activity on streets. Signage should be carefully considered and integrated into the development.				Awnings and signage: • Covered entries are provided to common entries and to the community/ commercial space. • No signage is proposed at this stage.	✔
7.2	**FACADES**	**3_89**				
	Compose facades with appropriate scale, rhythm and proportion, which respond to building uses and contextual character. Design facades to reflect the orientation of the site using elements such as sun shading, depending on orientation.				• Facades: • The materials, colours, finishes that are used in the development are of a very high standard and integrate with the emerging character of development in the area. • The composition and articulation of the proposed building facades are of high quality and will contribute positively to the streetscapes. The balconies are arranged to provide visual interest. Elements such as sun shading louvers and balustrades add interest to the overall massing of the building. • The façade is detailed in layers, breaking down the overall height of the building to establish a relationship of human scale between the public open space and the building.	✔
7.3	**ROOF DESIGN**	**3_91**				
	Relate roof design to the desired built form. Design the roof to relate to the size and scale of the building. Design roofs to respond to the orientation of the site, for example by using eaves and skillion roofs to respond to sun access. Minimise the visual intrusiveness of service elements by integrating them into the design of the roof. These elements include lift over runs, service plants, chimneys, vent stacks, telecommunication infrastructures, gutters, downpipes and signage. Support the use of roofs for quality open space in denser urban areas by - Providing space and appropriate building systems to support the desired landscape design. - Incorporating shade structures and wind screens				Roof design: • The stepped roof design responds to topography, solar access and view access. • Pop-up elements are provided to add visual interest.	✔

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	to encourage open space use. Ensuring open space is accessible.					
8	**BUILDING PERFORMANCE**					
8.1	**ENERGY EFFICIENCY**	**3_93**				
	Incorporate passive solar design techniques to optimise heat storage in winter and heat transfer in summer by: - Maximising thermal mass in floor & walls in northern rooms. - Hard floor finishes instead of carpet. - Limiting number of single aspect apartments with southerly aspect to max 10%. - Insulating roof/ceiling to R2.0, external walls to R1.0 and floor including separation from basement parking to R1.0. Improve control of mechanical space heating & cooling by: - Designing apartments so that entries open into lobbies or vestibules and are isolated from living areas by doorways. Provide or plan for future installation of photovoltaic panels. Improve efficiency of hot water systems. Reduce reliance on artificial lighting. Maximise the efficiency of household appliances.			✔	Energy efficiency: • Refer to Shadow Diagrams ; Solar Access and Natural Ventilation Assessment; ESD guidelines and Report; and BASIX Certificates. • Most apartments offer cross ventilation. • Tinted glazing, slab projections and louvre screens have been provided where required. • Metal deck roof is insulated to achieve required thermal comfort and reduce heat loads. • Energy efficient appliances are to be installed. • Gas instantaneous (solar boosted) hot water systems will be provided to all apartments.	✔
8.2	**MAINTENANCE**	**3_95**				
	Select manually operated systems, such as blinds, sunshades, pergolas and curtains in preference to mechanical systems.			✔	Maintenance: • Materials selected are durable and low maintenance. • The majority of windows are accessible directly from balconies for cleaning.	✔
8.3	**WASTE MANAGEMENT**	**3_96**				
	Incorporate existing built elements into new work, where possible. Provide every dwelling with a waste cupboard or temporary storage area of sufficient size to hold a single days waste and enable source separation Supply waste management plan with DA.		✔	✔	Waste management: • Refer to Waste Management Plan. The WMP includes: - Recycling and reuse of building materials. - Dedicated waste and recycling areas in basement carpark. • Each apartment is provided with cupboards suitable for accommodating daily waste storage.	✔

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8.4	**WATER CONSERVATION**	**3_97**				
	Rainwater is not to be collected from roofs coated with lead – or bitumen based paints, or from asbestos-cement roofs. Normal guttering is sufficient for water collections provided that it is kept clear of leaves and debris.		✔		Water efficiency: • Refer to BASIX certificates. • AAA (or higher) rated shower heads and basin outlets are proposed. • Roof rainwater will be collected and stored in rainwater tanks across the site and reused for irrigation of the landscaped areas, laundries, toilets and car wash bays. • Predominant use of native species (70%).	✔