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Standard	Objectives	Comment	Consistency
Part 1 – Local Context			
Primary Development Controls			
Building Height	· *To ensure future development responds to the desired scale and character of the street and local area.* · *To allow reasonable daylight access to all developments and the public domain.*	The building heights are consistent with the Concept Plan prepared for the site.	Yes.
Building Depth	· *To ensure that the bulk of the development is in scale with the existing or desired future context.* · *To provide adequate amenity for building occupants in terms of sun access and natural ventilation.* · *To provide for dual aspect apartments.*	All dwellings are dual aspect with maximum depths of 14m.	Yes.
Building Separation	· *To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.* · *To provide visual and acoustic privacy for existing and new residents.* · *To control overshadowing of adjacent properties and private or shared open space.* · *To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.* · *To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.*	· Minimum separation between habitable balconies is 12.0m. · Overshadowing to adjoining dwellings has been avoided. · High amenity communal open space is provided in the central courtyard.	Yes.
Street Setbacks	· *To establish the desired spatial proportions of the street and define the street edge.* · *To create a clear threshold by providing a transition between public and private space.*	· Street setbacks are consistent with the Concept Plan. · The terraces have individual entries and buildings 4A and 4B have lobby entries off the new streets.	Yes.

Standard	Objectives	Comment	Consistency
	· *To assist in achieving visual privacy to apartments from the street.* · *To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.* · *To allow an outlook to and surveillance of the street.* · *To allow for street landscape character.*	· All dwellings provide an outlook and surveillance of the streets.	
Side and Rear Setbacks	*Side Setbacks:* · *To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.* · *To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form.* · *Rear setbacks:* · *To maintain deep soil zones to maximise natural site drainage and protect the water table.* · *To maximise the opportunity to retain and reinforce mature vegetation.* · *To optimise the use of land at the rear and surveillance of the street at the front.* · *To maximise building separation to provide visual and acoustic privacy.*	Side setbacks are in accordance with the Concept Plan.	Yes.
Floor Space Ratio	· *To ensure that development is in keeping with the optimum capacity of the site and the local area.* · *To define allowable development density for generic building types.* · *To provide opportunities for modulation and depth of external walls within the allowable FSR.* · *To promote thin cross-section buildings, which maximise daylight access and natural ventilation.* · *To allow generous habitable balconies.*	The FSR is consistent with the Concept Plan.	Yes.

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Standard	Objectives	Comment	Consistency
Part 2 – Site Design			
Site Configuration			
Deep Soil Zones	· *To assist with management of the water table.* · *To assist with management of water quality.* · *To improve the amenity of developments through the retention and/or planting of large and medium size trees.* · *A minimum of 25 percent of the open space area of a site should be a deep soil zone; more is desirable. Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration. In these instances, stormwater treatment measures must be integrated with the design of the residential flat building.*	Deep soil zones are provided to Edward and Smith streets. The Concept Plan includes significant areas of open space to be dedicated as public open space.	Yes.
Fences + Walls	· *To define the edges between public and private land.* · *To define the boundaries between areas within the development having different functions or owners.* · *To provide privacy and security.* · *To contribute positively to the public domain.*	The public and private domains are clearly defined. The private domain is access controlled for security.	Yes.
Landscape Design	· *To add value to residents' quality of life within the development in the forms of privacy, outlook and views.* · *To provide habitat for native indigenous plants and animals.* · *To improve stormwater quality and reduce quantity.* · *To improve the microclimate and solar performance within the development.* · *To improve urban air quality.* · *To contribute to biodiversity.*	The overall development provides for a public open space area of 4,806m^2 of open space. Stage 1 also includes a large central landscaped courtyard providing communal open space and outlook for the proposed dwellings.	Yes.
Open Space	· *To provide residents with passive and active recreational opportunities.*	The development provides a range of private, communal and public open space areas.	Yes.

Standard	Objectives	Comment	Consistency
	· *To provide an area on site that enables soft landscaping and deep soil planting.* · *To ensure that communal open space is consolidated, configured and designed to be useable and attractive.* · *To provide a pleasant outlook.* · *The area of communal open space required should generally be at least between 25 and 30 percent of the site area. Larger sites and brownfield sites may have potential for more than 30 percent.* · *Where developments are unable to achieve the recommended communal open space, such as those in dense urban areas, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space.* · *The minimum recommended area of private open space for each apartment at ground level or similar space on a structure, such as on a podium or car park, is 25m²; the minimum preferred dimension in one direction is 4 metres.*		
Orientation	· *To optimise solar access to residential apartments within the development and adjacent development.* · *To contribute positively to desired streetscape character.* · *To support landscape design of consolidated open space areas.* · *To protect the amenity of existing development.* · *To improve the thermal efficiency of new buildings.*	All dwellings are dual aspect and no dwellings within Stage 1 rely upon a southern orientation. The dwelling orientation will provide high amenity and living comfort and will not adversely impact upon the amenity of adjoining dwellings.	Yes.
Planting on Structures	· *To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards.* · *To encourage the establishment and healthy growth of trees in urban areas.*	The internal courtyard provides 560m^2 of communal space that is landscaped with a combination of planters and paved treatments. The space affords amenity and communal recreation	Yes.

Standard	Objectives	Comment	Consistency
	· *In terms of soil provision there is no minimum standard that can be applied to all situations as the requirements vary with the size of plants and trees at maturity. The following are recommended as minimum standards for a range of plant sizes:* · *Large trees such as figs (canopy diameter of up to 16 metres at maturity)* - *Minimum soil volume150 cubic metres* - *Minimum soil depth 1.3 metre* - *Minimum soil area 10 metre x 10 metre area or equivalent* · *Medium trees (8 metre canopy diameter at maturity)* - *Minimum soil volume 35 cubic metres* - *Minimum soil depth 1 metre* - *Approximate soil area 6 metre x 6 metre or equivalent* · *Small trees (4 metre canopy diameter at maturity)* - *Minimum soil volume 9 cubic metres* - *Minimum soil depth 800mm* - *Approximately soil are 3.5 metre x 3.5 metre or equivalent* · *Shrubs – minimum soil depths 500-600mm* · *Ground cover – minimum soil depths 300-450mm* · *Turf* - *Minimum soil depths 100-300mm* - *Any subsurface drainage requirements are in addition to the minimum soil depths quoted above*	potential. The design treatment is documented in the Landscape Plan prepared by Hassell at Attachment 1 of the EA.	
Stormwater Management	· *To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways.* · *To preserve existing topographic and natural features, including watercourses and wetlands.* · *To minimise the discharge of sediment and other*	An integrated stormwater management regime has been designed that: · Harvests rainwater for re-use; · Reduces pollutant lands and sediment; and · Managed potential flood hazard risk.	Yes.

Standard	Objectives	Comment	Consistency
	pollutants to the urban stormwater drainage system during construction activity.		
Site Amenity			
Safety	· *To ensure residential flat developments are safe and secure for residents and visitors.* · *To contribute to the safety of the public domain.* · *Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.*	The design has been considered against the CPTED principles and provides an appropriate relationship between the private and public domains.	Yes.
Visual Privacy	· *To provide reasonable levels of visual privacy externally and internally, during the day and at night.* · *To maximise outlook and views from principal rooms and private open space without compromising visual privacy.*	Physical separation of a minimum of 12.0m is achieved from habitable space to habitable space. No adverse impacts upon visual privacy will result.	Yes.
Site Access			
Building Entry	· *To create entrances which provide a desirable residential identity for the development.* · *To orient the visitor.* · *To contribute positively to the streetscape and building facade design.*	Building and dwelling entries are located off public streets and are clearly defined and interpreted.	
Parking	· *To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport-public transport, bicycling, and walking.* · *To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport.* · *To integrate the location and design of car parking with the design of the site and the building.*	The site is within an easy walk of two (2) rail stations and is adjacent to a future light rail stop. Basement car storage is provided in conjunction with bicycle and motorcycle car parking.	Yes.

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Standard	Objectives	Comment	Consistency
Pedestrian Access	· *To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.* · *To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartment and use communal areas via minimum grade ramps, paths, access ways or lifts.* · *Identify the access requirements from the street or car parking area to the apartment entrance.* · *Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum.* · *Provide barrier free access to at least 20 percent of dwellings in the development.*	All dwellings are oriented to existing or proposed public streets. The apartment style buildings are all readily accessible by lifts and at grade access. All apartment buildings are accessible and 5 have been designed to be adaptable dwellings.	Yes.
Vehicle Access	· *To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.* · *To encourage the active use of street frontages.* · *Generally limit the width of driveways to a maximum of six metres.* · *Locate vehicle entries away from main pedestrian entries and on secondary frontages.*	Parking for all dwellings and the small area of retail space is accessed from a single driveway to a common basement. Retail activation is provided to the Smith Street frontage and all new streets have dwellings oriented to address these streets.	Yes.
Part 3 – Building Design			
Building Configuration			
Apartment Layout	· *To ensure the spatial arrangement of apartments is functional and well organised.* · *To ensure that apartment layouts provide high standards of residential amenity.* · *To maximise the environmental performance of apartments.* · *To accommodate a variety of household activities and*	All layouts are functional and efficient and provide cross ventilation. Stage 1 provides a mix of housing types including traditional terrace form housing and a mix of one (1), two (2) and three (3) bedroom apartment style living. No single aspect apartments are proposed.	Yes.

Standard	Objectives	Comment	Consistency
	occupants' needs. · *Single-aspect apartments should be limited in depth to 8 metres from a window.* · *The back of a kitchen should be no more than 8 metres from a window.* · *The width of cross-over or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.* · *Buildings not meeting the minimum standards listed above, must demonstrate how satisfactory daylighting and natural ventilation can be achieved, particularly in relation to habitable rooms.* · *If Council chooses to standardise apartment sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest the following minimum apartment sizes, which can contribute to housing affordability: (apartment size is only one factor influencing affordability)* - *1 bedroom apartment 50m^2* - *2 bedroom apartment 70m^2* - *3 bedroom apartment 95m^2*	The dwelling sizes proposed exceed the rule of thumb guidelines.	
Apartment Mix	· *To provide a diversity of apartments types, which cater for different household requirements now and in the future.* · *To maintain equitable access to new housing by cultural and socio-economic groups.*	A mix of one (1), two (2) and three (3) bed dwelling types are proposed.	
Balconies	· *To provide all apartments with private open space.* · *To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents.* · *To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.*	All dwellings have balconies greater than 2.0m deep with generally easterly aspects. The development is also served by a central communal open space area.	

Standard	Objectives	Comment	Consistency
	· *To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.* · *Provide primary balconies for all apartments with a minimum depth of 2 metres. Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context-noise, wind-can not be satisfactorily mitigated with design solutions.* · *Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.*		
Ceiling Heights	· *To increase the sense of space in apartments and provide well proportioned rooms.* · *To promote the penetration of daylight into the depths of the apartment.* · *To contribute to flexibility of use.* · *To achieve quality interior spaces while considering the external building form requirements.* · *The following recommended dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL). These are minimums only and do not preclude higher ceilings, if desired.* - *In mixed use building: 3.3 metre minimum for ground floor retail or commercial and for first floor residential, retail or commercial to promote future flexibility of use* - *In residential flat buildings in mixed use areas: 3.3 metre minimum for ground floor to promote future flexibility of use* *In residential flat buildings or other residential floors in mixed use buildings:* ➢ *in general, 2.7 metre minimum for all habitable rooms on all floors, 2.4 metres is the preferred minimum for all non-habitable rooms, however 2.25m is permitted.*	The proposed design achieves a minimum floor to ceiling height of 2.8m for the habitable areas.	Yes.

Standard	Objectives	Comment	Consistency
	➢ *for two storey units, 2.4 metre minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights* ➢ *for two-storey units with a two storey void space, 2.4 metre minimum ceiling heights* ➢ *attic spaces, 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope.* · *Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight (eg. shallow apartments with large amount of window area).*		
Flexibility	· *To encourage housing designs which meet the broadest range of the occupants' needs possible.* · *To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.* · *To encourage adaptive re-use.* · *To save the embodied energy expended in building demolition.*	The apartment dwellings are all accessible to the entry and provide single level living. The layouts minimise internal corridors and are flexible to use to a range of potential residents and life stages.	Yes.
Ground Floor Apartments	· *To contribute to the desired streetscape of an area and to create active safe streets.* · *To increase the housing and lifestyle choices available in apartment buildings.* · *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 level apartments are provided which address the new streets and where possible area all provided with ground level private courtyards.	Yes.
Internal Circulation	· *To create safe and pleasant spaces for the circulation of people and their personal possessions.*	The proposal creates a large central courtyard framed by buildings. This facilitate dual aspect for all dwellings,	Yes.

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Standard	Objectives	Comment	Consistency
	· *To facilitate quality apartment layouts, such as dual aspect apartments.* · *To contribute positively to the form and articulation of the building facade and its relationship to the urban environment.* · *To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.* · *In general, where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to eight. Exceptions may be allowed:* - *For adaptive reuse buildings* - *Where developments can demonstrate the achievement of the desired streetscape character and entry response* - *Where developments can demonstrate a high level of amenity for common lobbies, corridors and units, (cross over, dual aspect apartments).*	defines communal open space and circulation and opportunities for casual interaction. Double loaded corridors are not utilised.	
Mixed Use	· *To support the integration of appropriate retail and commercial uses with housing.* · *To create more active lively streets and urban areas, which encourage pedestrian movement, service the needs of the residents and increase the area's employment base.* · *To ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses.*	A small area of retail space is provided at the Smith Street frontage to activate the new access into the site. Stage 1 is part of a larger development that will convert the site into a mixed use precinct.	Yes.
Storage	· *To provide adequate storage for everyday household items within easy access of the apartment.* · *To provide storage for sporting, leisure, fitness and hobby equipment.*	Ample internal and basement storage opportunities are provided in excess of the rule of thumb minimum requirements.	Yes.

Standard	Objectives	Comment	Consistency
	· *In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:* - *Studio apartments 6m^3* - *One-bedroom apartments 6m^3* - *Two-bedroom apartments 8m^3* - *Three plus bedroom apartments 10m^3*		
Building Amenity			
Acoustic Privacy	· *To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.*	The configuration of the development will not result in adverse acoustic impacts.	Yes.
Daylight Access	· *To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.* · *To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.* · *To provide residents with the ability to adjust the quantity of daylight to suit their needs.* · *Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable.* · *Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed.*	All dwellings have aspect, predominantly on an east west axis. The dwellings within building 4B have a north south axis ensuring all dwellings have excellent daylight access to all private open space and living areas. No single aspect dwellings are proposed. All but one dwelling receive more than 3 hours sunlight in mid-winter.	Yes.

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Standard	Objectives	Comment	Consistency
Natural Ventilation	· *To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants.* · *To provide natural ventilation in non-habitable rooms, where possible.* · *To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.* · *Building depths, which support natural ventilation typically range from 10 to 18 metres.* · *Sixty percent (60%) of residential units should be naturally cross ventilated.* · *Twenty five percent (25%) of kitchens within a development should have access to natural ventilation.* · *Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.*	All dwellings are dual aspect and will achieve natural ventilation. No dwellings exceed 18.0m in depth, with the deepest apartment being 14.0m, which is also a dual aspect dwelling.	Yes.
Building Form			
Awnings + Signage	· *To provide shelter for public streets.* · *To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design.*	N/A	
Facades	· *To promote high architectural quality in residential flat buildings.* · *To ensure that new developments have facades which define and enhance the public domain and desired street character.* · *To ensure that building elements are integrated into the overall building form and facade design.*	The design is of a high architectural standard that reinforces the public domain providing a positive contribution to the streetscape. The palette of materials reflects the industrial heritage of the site.	Yes.
Roof Design	· *To provide quality roof designs, which contribute to the*	The roof design of the development is a contemporary	Yes.

Standard	Objectives	Comment	Consistency
	overall design and performance of residential flat buildings. · *To integrate the design of the roof into the overall facade, building composition and desired contextual response.* · *To increase the longevity of the building through weather protection.*	treatment that accommodates relevant plant and equipment on the tallest building and is a unifying element of the design.	
Building Performance			
Energy Efficiency	· *To reduce the necessity for mechanical heating and cooling.* · *To reduce reliance on fossil fuels.* · *To minimise greenhouse gas emissions.* · *To support and promote renewable energy initiatives.*	The development is supported by an ESD strategy and is well located to existing and future public transport options.	
Maintenance	· *To ensure long life and ease of maintenance for the development.*	The building is to be constructed of robust long-lasting materials.	Yes.
Waste Management	· *To avoid the generation of waste through design, material selection and building practices.* · *To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.* · *To encourage waste minimisation, including source separation, reuse and recycling.* · *To ensure efficient storage and collection of waste and quality design of facilities.* · *Supply waste management plans as part of the development application submission as per the NSW Waste Board.*	A Construction Management Plan is to be prepared which will include constriction waste management.	Yes.
Water Conservation	· *To reduce mains consumption of potable water.* · *To reduce the quantity of urban stormwater run off.* · *Rainwater is not to be collected from roofs coated with*	The development includes water use reduction measures as detail in the BASIX certificate requirements, including water collection and re-use.	Yes.

Standard	Objectives	Comment	Consistency
	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.		