

## Assessment against Apartment Design Guide 'Design Criteria'

Control	Design Criteria	Compliance
Building separation	<p>Up to four storeys/12 metres</p> <ul style="list-style-type: none"> <li>• 12 metres between habitable rooms/balconies</li> <li>• 9 metres between habitable/balconies and non-habitable rooms</li> <li>• 6 metres between non-habitable rooms</li> </ul> <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> <li>• 18 metres between habitable rooms/balconies</li> <li>• 12 metres between habitable rooms/balconies and non-habitable rooms</li> <li>• 9 metres between non-habitable rooms</li> </ul> <p>Nine storeys and above/ over 25 metres</p> <ul style="list-style-type: none"> <li>• 24 metres between habitable rooms/balconies</li> <li>• 18 metres between habitable rooms/balconies and non habitable rooms</li> <li>• 12 metres between non habitable rooms</li> </ul>	<p><b>Complies</b></p> <p><b>Externally</b></p> <p><u>Jones Street terraces</u></p> <p>Minimum separation of 18.7m <b>complies</b></p> <p><b>Note:</b> the terraces are only two storeys in height.</p> <p><u>Harbour Mill site</u></p> <p>Minimum of 15.9m: <b>complies</b></p> <p><b>Internally</b></p> <p>The scheme is capable of complying with the minimum building separation requirements subject to the inclusion of appropriate façade treatments at the detailed DA phase.</p> <p><i>Eastern Building (fronting Jones Street)</i></p> <p>The internal building separation between the eastern building (fronting Jones Street) and the centrally located building complies with the minimum separation requirements. Recreational uses are provided at ground level and residential above. A 9m separation is provided at ground level and increase to 14.2m for the three storeys above, and then 18m for the remaining levels.</p> <p><i>Western Building (fronting Wattle Street)</i></p> <p>The separation between the western building (fronting Wattle Street) and the centrally located building complies with the minimum requirements. A reduced separation distance of 12m is provided at northern aspect of the envelope. There is an opportunity to introduce blank facades in this location to prevent privacy impacts.</p> <p><i>Commercial Building (fronting Fig Street)</i></p> <p>The separation distance between the commercial building fronting Fig Street is capable of achieving compliance with the separation distance</p>

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	<p>Minimum distances from side and rear setbacks is required:</p> <ul style="list-style-type: none"> <li>• Up to four storeys/12 metres</li> <li>• 6 metres to habitable rooms/balconies</li> <li>• 3 metres to non-habitable rooms</li> </ul> <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> <li>• 9 metres to habitable rooms/balconies</li> <li>• 4.5 metres to non-habitable rooms</li> </ul> <p>Nine storeys and above/ over 25 metres</p> <ul style="list-style-type: none"> <li>• 12 metres to habitable rooms/balconies</li> <li>• 6 metres to non-habitable rooms</li> </ul>	<p>requirements, subject to the inclusion of blank walls.</p> <p>The ADG stipulates that when measuring the building separation between commercial and residential uses, windows are to be treated as habitable space and plant areas as non-habitable space. In light of this, a 9m separation distance is required for the full length of the building's height.</p> <p>There are limited locations where the building interfaces with the adjacent proposed buildings containing residential uses. The inclusion of blank walls and the design of the internal layout (e.g. location of non-habitable uses such as building plant) will ensure compliance with the building separation requirements.</p> <p><b>Note:</b> <i>the site adjoins the Light Rail corridor and thus is not required to be consistent with the setback controls. However the proposal will allow for a 5.5m canopy protection zone to the upper levels.</i></p>
Deep soil zones	<p>Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions:</p> <ul style="list-style-type: none"> <li>• 650sqm-1500sqm – 3m</li> <li>• greater than 1500sqm – 6m</li> </ul>	<p><b>Minor non-compliance</b></p> <p>The proposal includes a deep soil area of 632m<sup>2</sup> which is approximately 221m<sup>2</sup> less than the requirement of 853.3m<sup>2</sup>. However, the proposal offers additional 1,226m<sup>2</sup> of constructed deep soil area which provides additional landscaping on the podium of the development. Refer to Section 6.6.1 of the SEE for further discussion.</p>

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Communal and Open space	25% - 30% of site area should be devoted to communal open space.	<b>Non-Compliant</b> The proposal is required to provide 3,031.25sqm and the proposal provides 2,464sqm (which includes 684sqm for communal open space and 1,780sqm for publicly accessible open space). A justification for the non-compliance is provided in <b>Section 6.6.1</b> of the SEE.
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	<b>Complies</b> The communal open space located at the centre receives a minimum of 2 hours or more than 2 hours between 9am and 3pm at mid-winter.
Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	<b>Complies</b> The proposal incorporates two vehicle access points with one along Wattle Street (being left in and left out) and Fig Street (services vehicles only) which minimise conflicts between pedestrians and vehicles.
Car Parking	<p>For development in the following locations:</p> <ul style="list-style-type: none"> <li>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li> </ul> <p>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p> <p>The car parking needs for a development must be provided off street.</p>	<p><b>Complies</b></p> <p>The site is within 800m of Wentworth Park Light Rail station. Under the Guide, the required parking rates for high density residential flat buildings in metropolitan regional centres is:</p> <ul style="list-style-type: none"> <li>0.4 spaces per 1 bedroom unit;</li> <li>0.7 spaces per 2 bedroom unit;</li> <li>1.2 spaces per 3 bedroom unit; and</li> <li>1 space per 7 units for visitor parking.</li> </ul> <p>However, Sydney LEP 2012 specifies maximum parking rates for the development, and as such these rates prevail. The proposal complies with the maximum parking rates. Refer to Section 6.7.5 of the SEE for further discussion.</p>
	Parking and facilities are provided for other modes of transport.	<b>Complies</b>

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		The proposal provides for bicycle and motorcycle parking facilities.
	Visual and environmental impacts of on-grade car parking are minimised	<b>N/A</b> No on-grade car parking is proposed; all car parking is underground.
Pedestrian access	Access, entries and pathways are accessible and easy to identify.	<b>Able to comply</b> Pedestrian access is achieved off all street frontages and the through site links. These will be further addressed in the Detailed DA to ensure accessibility and ease of identification.
Apartment layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	<b>Able to comply</b> This level of internal apartment layout will be considered as part of the Detailed DA and it is anticipated that individual apartments will be able to comply with these provisions.
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bedroom apartments</li> <li>• 4m for 2 and 3 bedroom apartments</li> </ul>	
	Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space).	
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	
	Minimum Apartment sizes:	<b>Able to Comply</b>

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	<ul style="list-style-type: none"> <li>• 35m<sup>2</sup> for studios;</li> <li>• 50m<sup>2</sup> for one bedrooms;</li> <li>• 70m<sup>2</sup> for two bedrooms; and</li> <li>• 90m<sup>2</sup> for three bedrooms.</li> </ul>	All apartments can comply with or exceed the minimum sizes.
Balconies	<p>Apartments are to have the following balcony dimensions:</p> <ul style="list-style-type: none"> <li>• Studios – 4sqm</li> <li>• 1br – 8sqm with min. 2m depth</li> <li>• 2br – 10sqm with min. 2m depth</li> <li>• 3br – 12sqm with min. 2.4m depth</li> </ul>	<p><b>Able to Comply</b></p> <p>All balconies can comply with or exceed the minimum areas and depths.</p>
Ceiling heights	<p>Minimum ceiling heights are as follows:</p> <ul style="list-style-type: none"> <li>• 2.7m for habitable rooms</li> <li>• 2.4m for non-habitable rooms</li> <li>• double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area</li> <li>• attic spaces – 1.8m at edge of room with a minimum 30degree slope in mixed use areas – 3.3m for ground and first floor</li> </ul>	<p><b>Able to comply</b></p> <p>All minimum ceiling heights can comply with or exceed the minimum areas and depths</p>
Internal circulation	The maximum number of apartments off a circulation core on a single level is eight.	<p><b>Non-Compliant</b></p> <p>The Wattle Street Building and the centrally located building comply. The Jones Street Building provides a variation to numerical requirement with a maximum of 14 apartments provided off a core at Level 2. The remaining levels of this building comply.</p> <p>It is considered the variation will not preclude the achievement of the objective or the associated design guidance in that the affected corridors will be provided with adequate access to solar, ventilation and views.</p>

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		<p>Further there is an opportunity to articulate these corridors at the detailed DA phase.</p> <p>A detailed justification for the non-compliance is provided in Section 6.6.1 of the SEE.</p>
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	<p><b>N/A</b></p> <p>The building is not greater than 10 storeys.</p>
Storage	<ul style="list-style-type: none"> <li>• Studio apartments require 4sqm of storage area</li> <li>• One bedroom dwellings require 6m<sup>3</sup> of storage area</li> <li>• Two bedroom dwellings require 8m<sup>3</sup> of storage area.</li> <li>• Three bedroom dwellings require 10m<sup>3</sup> of storage area.</li> </ul> <p>50% of the required storage is to be provided within each apartment.</p>	<p><b>Able to comply</b></p> <p>The development has been designed to achieve the required storage areas. This will be addressed in the Detailed DA.</p>
Ground floor apartments	Direct street access should be provided for ground-floor apartments.	<p><b>Able to comply</b></p> <p>Ground floor apartments along Jones Street can have direct street access.</p>
Daylight access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	<p><b>Partially Complies</b></p> <p>The Wattle Street residential building will be able to achieve 70% solar access requirements in mid winter. With respect to the building located central to the site, a compliant 74.3% of apartments will receive the required solar access during the Winter Solstice.</p> <p>Solar access for the Jones Street residential building is 50.4% which is below the requirement. The non-compliance is attributed to existing overshadowing from the Harbour Mill building to the east, which is significantly taller than its permitted 18m height control. Irrespective, Jones Street is the most suitable location for residential development on the site given the significant acoustic and natural ventilation issues along Fig Street and, to an extent, Wattle Street.</p> <p>Jones Street location for residential development has been driven, in part, to ensure that the residential development is appropriately sited in order to</p>

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		achieve appropriate acoustic and natural amenity to the apartments. Refer to section 6.6.1 of the SEE for further discussion.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	<b>Complies</b> Zero apartments receive no direct sunlight between 9am and 3pm.
	Daylight access is maximised where sunlight is limited	<b>Able to comply</b> This is to be further considered as part of the Detailed DA. In particular, Jones Street residential dwellings will be designed to maximise daylight where they do not achieve the direct 2 hours of sunlight in midwinter.
	Design incorporates shading and glare control, particularly for warmer months	<b>Able to comply</b> This is to be further considered as part of the Detailed DA.
Natural ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	<b>Complies</b> The indicative reference scheme achieves 62.9% of units with naturally cross ventilation.
	Overall depth of a crossover or cross-through apartment does not exceed 18m, measured glass line to glass line.	<b>Complies</b> No apartment has a depth greater than 18m.
	All habitable rooms are naturally ventilated	<b>Able to comply</b> The development has been designed to achieve natural ventilation to all habitable rooms. This is to be further considered as part of the Detailed DA.