



# APPENDIX Q

## ADG COMPLIANCE TABLE

Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
<b>PART 3: Siting the Development</b>			
<b>3A Site Analysis</b>			
<b>Objective 3A-1</b> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		The site survey and site analysis contained within the Architectural Plans at <b>Appendix B</b> addresses the potential opportunities and constraints of the site. This Statement of Environmental Effects (SEE) also documents the site location and local context in relation to surrounding development.	Yes
<b>3B Orientation</b>			
<b>Objective 3B-1</b> Building types and layouts respond to the streetscape and site while optimising solar access within the development	<ul style="list-style-type: none"> <li>Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.</li> <li>Where the street frontage is to the east or west, rear buildings should be orientated to the north.</li> <li>Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street</li> </ul>	<p>The building has been designed to actively address Lord Sheffield Circuit and the pedestrian through-site link located to the south east of the development through the provision of two commercial tenancies on the ground level.</p> <p>Pedestrian entrances to the ground floor commercial tenancies are provided from Lord Sheffield Circuit and the</p>	Yes

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	frontage should be orientated to the east and west.	<p>pedestrian through-site link.</p> <p>Access to the residential lobby is provided from Lord Sheffield Circuit.</p> <p>The apartment configuration optimises solar access and natural ventilation through the use of dual aspect and corner apartments.</p>	
<p><b>Objective 3B-2</b> Overshadowing of neighbouring properties is minimised during mid-winter</p>	<ul style="list-style-type: none"> <li>• Living areas, private open space and communal open space should receive solar access.</li> <li>• Solar access to living rooms, balconies and private open spaces of neighbours should be considered.</li> <li>• Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.</li> <li>• Overshadowing should be minimised to the south or downhill by increased upper level setbacks.</li> </ul>	<p>Shadow diagrams contained within the Architectural Plans demonstrate that there are no unreasonable shadow impacts on neighbouring properties.</p>	<p>Yes</p>
<b>3C Public Domain Interface</b>			
<p><b>Objective 3C-1</b> Transition between private and public domain is achieved</p>	<ul style="list-style-type: none"> <li>• Direct access to ground floor dwellings with changes in level to allow for privacy.</li> </ul>	<p>No ground floor dwellings are proposed. Upper level balconies and windows will overlook the public</p>	<p>Yes</p>

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without compromising safety and security	<ul style="list-style-type: none"> <li>• Upper level balconies and windows should overlook the public domain.</li> <li>• Front fences and walls along street frontages should use visually permeable materials and treatments.</li> <li>• Length of solid walls should be limited along street frontages.</li> <li>• Opportunities should be provided for casual interaction between residents and the public domain.</li> <li>• In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.</li> <li>• Opportunities for people to be concealed should be minimised.</li> </ul>	domain including the pedestrian through-site link. No blank walls are proposed along street frontage or pedestrian through site link. The proposed building is heavily articulated and a variety of façade materials have been incorporated into design. Separate residential and commercial pedestrian entries/lobbies provided.	
<b>Objective 3C-2</b> Amenity of the public domain is retained and enhanced	<ul style="list-style-type: none"> <li>• Planting softens the edges of any raised terraces.</li> <li>• Mail boxes should be located in lobbies.</li> <li>• The visual prominence of underground car park vents should be minimised.</li> <li>• Substations, pump rooms, garbage storage areas and other service requirements should be</li> </ul>	Mail boxes will be located within residential lobby. No underground parking is proposed. All service equipment will be located out of view and contained within ground floor of building. Building entry points for pedestrians will be located at footpath level. The amenity of the public domain will be significantly enhanced	Yes

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	<p>located in basement car parks or out of view.</p> <ul style="list-style-type: none"> <li>Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.</li> <li>Durable, graffiti resistant and easily cleanable materials should be used.</li> <li>On sloping sites protrusion of car parking above ground level should be minimised.</li> </ul>	<p>through the provision of the publically accessible pedestrian through-site link located to the southeast of the site.</p>	
<b>3D Communal and Public Open Space</b>			
<p><b>Objective 3D-1</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p>	<p><b>Design Criteria</b></p> <ul style="list-style-type: none"> <li>Communal open space has a minimum area equal to 25% of the site.</li> <li>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).</li> </ul> <p><b>Design Guidance</b></p> <ul style="list-style-type: none"> <li>Communal open space should be consolidated into a well-designed, easily identified and usable area.</li> </ul>	<p>198sqm of communal open space proposed in Level 3 podium (14.6% of site area). The site enjoys excellent access to publically accessible passive and active recreational spaces. Given the site is located within a dense urban environment and is relatively constrained; it is neither feasible nor desirable to provide 25% of the site as communal open space. The development incorporates highly functional and carefully considered private open space.</p>	<p>No. Variation provided. Refer to SEE.</p>

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	<ul style="list-style-type: none"> <li>Communal open space should have a minimum dimension of 3m.</li> <li>Communal open space should be co-located with deep soil areas.</li> </ul>	<p>The proposal achieves a minimum of 50% solar access to principle communal open space area during mid-winter.</p> <p>The proposed communal open space is well defined, easily identifiable and has a minimum of 3m in dimension.</p> <p>Part of the proposed communal open space located on the Level 3 podium is capable of accommodating deep soil zones.</p>	
<p><b>Objective 3D-2</b> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p>		<p>The proposed communal open space area is capable of supporting a range of activities for residents. BBQ area provided.</p>	<p>Yes</p>
<p><b>Objective 3D-3</b> Communal open space is designed to maximise safety</p>		<p>Balconies which overlook the Level 3 podium communal open space and pedestrian through-site link provide casual surveillance of the space.</p>	<p>Yes</p>
<p><b>Objective 3D-4</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>		<p>229sqm of public open space is provided in the form of a landscaped pedestrian through-site link located on the southeast boundary of the site.</p>	<p>Yes</p>
<p><b>3E Deep Soil Zones</b></p>			

Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
<p><b>Objective 3E-1</b> 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</p>	<p>Deep soil zones are to have minimum width of 6m and minimum of 7% of site area</p>	<p>No deep soil zones are proposed. The deep soil provisions of the ADG are not feasible for this site for the following reasons:</p> <ul style="list-style-type: none"> <li>• The site is located within a high density 'town centre' urban context and is highly constrained by the surrounding environment.</li> <li>• 100% of the site will be occupied by the development on the ground level.</li> <li>• The small size of the site and the fact that it has to contain a pedestrian through site link along its southern boundary further inhibits the provision of deep soil zones.</li> <li>• Adequate landscaping is provided to the site to alleviate potential privacy issues to the adjoining properties.</li> </ul>	
<b>3F Visual Privacy</b>			
<p><b>Objective 3F-1</b> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of</p>	<p><b>Design Criteria</b> Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and</p>	<p>Overall, the development provides compliant building separation for residential interfaces from existing neighbours at a minimum of 6m assuming an equitable separation at the</p>	<p>Yes</p>

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<p>external and internal visual privacy</p> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</p>	<p>balconies to the side and rear boundaries are as follows:</p> <ul style="list-style-type: none"> <li>• Up to 12m/4 storeys: 6m</li> <li>• Up to 25m/5-8 storeys: 9m</li> <li>• Over 25m (9+storeys): 12m</li> </ul> <p>Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG).</p>	<p>boundary, while using a compliant zero setback for commercial interfaces. The setbacks have been provided in accordance with the minimum setbacks of the ADG.</p>	
<p><b>Objective 3F-2</b> Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</p>		<p>Achieved.</p>	<p>Yes</p>
<p><b>3G Pedestrian Access and Entries</b></p>			
<p><b>Objective 3G-1</b> Building entries and pedestrian access connects to and addresses the public domain</p>		<p>Multiple building entries associated with the retail tenancies are proposed to all frontages. This ensures activated street frontages including the pedestrian through site link.</p>	<p>Yes</p>
<p><b>Objective 3G-2</b> Access, entries and pathways are accessible and easy to identify</p>		<p>Building access areas, entries and pathways are clearly visible from the public domain. The entrance to the residential foyer is easily identifiable and</p>	<p>Yes</p>

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		distinguishable from the commercial component.	
<b>Objective 3G-3</b> Large sites provide pedestrian links for access to streets and connection to destinations		A through site connection is located along the southern boundary of the site.	Yes
<b>3H Vehicle Access</b>			
<b>Objective 3H-1</b> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Achieved. The proposal seeks to provide vehicle access to the parking levels from Lord Sheffield Circuit.	Yes
<b>3J Bicycle and Car Parking</b>			
<b>Objective 3J-1</b> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	<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> <li>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</li> </ul>	<p>The proposed development provides a total of 65 off-street car spaces to be integrated within three levels of parking. 4 retail parking spaces are provided on the ground floor of the building. A further 3 retail spaces are provided on Level 1. 48 parking spaces are proposed for residents (1 per unit). Car parking has been provided as per the maximum requirements of the PDCP 2014.</p> <p>As assessment against these criteria is provided in the PDCP 2014 assessment attached at <b>Appendix R</b> and within the Transport Impact</p>	Yes



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	<ul style="list-style-type: none"> <li>The car parking needs for a development must be provided off street.</li> </ul>	<p>Assessment provided at <b>Appendix D</b>.</p> <p><u>Total maximum required:</u></p> <p>Residential – 48 spaces</p> <p>Retail – 11 spaces</p> <p>In addition to the requirements set out in Table 4.1, 10 spaces must be provided for the adjacent Quest development, therefore the proposal requires a maximum of 69 parking spaces.</p> <p><u>Total Proposed:</u></p> <p>Residential – 48 spaces</p> <p>Retail – 7 spaces</p> <p>Quest – 10 spaces</p> <p>Total = 65 spaces proposed</p>	
<p><b>Objective 3J-2</b> Parking and facilities are provided for other modes of transport</p>		<p>With regard to the requirements of the Planning Guidelines for Walking and Cycling (NSW Government 2004), it is recommended that bicycle racks for at least six bicycles are provided in the public domain for use by customers and residential visitors. In addition, it is recommended that secure facilities are</p>	<p>Yes</p>

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		provided for residents, within allocated storage cages, with retail/commercial staff provided with at least one space for each tenancy.	
<b>Objective 3J-3</b> Car park design and access is safe and secure		The vehicle access point has been integrated into the building design and the car park is not visible from the public domain.	Yes
<b>Objective 3J-4</b> Visual and environmental impacts of underground car parking are minimised		No underground parking proposed.	N/A
<b>Objective 3J-5</b> Visual and environmental impacts of on-grade car parking are minimised		Achieved through the provision of vegetated screening.	Yes
<b>Objective 3J-6</b> Visual and environmental impacts of above ground enclosed car parking are minimised		The proposal provides above ground enclosed parking. The car parking levels (Level 1 and 2) are camouflaged and cleverly disguised through smart design and landscape screening. Refer to the Landscape Design Strategy at <b>Appendix C</b> . The screening layer of planting achieves a level of lush exterior to the perimeter of parking levels. The entrance to the car parking is via a secondary street and is not accessed from the primary frontage.	Yes
<b>Part 4 – Designing the Building</b>			

Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
<b>4A Solar and Daylight Access</b>			
<b>Objective 4A-1</b> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	<b>Design Criteria</b> 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.	36 of the 48 residential or 75% of units receive a minimum of 2 hours' sunlight between 9 am and 3pm.	Yes
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Less than 15% of residential units will receive no direct sunlight between 9 am and 3 pm at mid-winter.	Yes
<b>Objective 4A-3</b> Design incorporates shading and glare control, particularly for warmer months.		A BASIX Certificate identifies that the proposed development achieves the required thermal comfort levels for a development of this scale.	Yes
<b>4B Natural Ventilation</b>			
<b>Objective 4B-1</b> All habitable rooms are naturally ventilated		The design response uses traditional methods of natural cross ventilation. The majority of apartments and "corner apartments" which rely solely on natural ventilation. In total 63% of all units are naturally ventilated.	Yes
<b>Objective 4B-2</b> The layout and design of single aspect apartments maximises natural ventilation			
<b>Objective 4B-3</b> The number of apartments with natural cross	<b>Design Criteria</b> At least 60% of apartments are naturally cross ventilated	63% of units are naturally cross ventilated.	Yes

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ventilation is maximised to create a comfortable indoor environment for residents	in the first nine storeys of the building.		
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	No cross-over or cross-through apartments proposed.	N/A
<b>4C Ceiling Heights</b>			
<b>Objective 4C-1</b> Ceiling height achieves sufficient natural ventilation and daylight access	<b>Design Criteria</b> Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <ul style="list-style-type: none"> <li>• Habitable: 2.7m</li> <li>• Non habitable: 2.4m</li> <li>• Ground/First Floors: 3.3m</li> </ul>	3.3 metre ceiling heights proposed for ground floor retail level.  2.7 metre ceiling heights are proposed for upper level residential units.	Yes
<b>Objective 4C-2</b> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		All residential apartments have a minimum ceiling height of 2.7m in habitable rooms and apartment layouts have been designed to provide well-proportioned rooms.	Yes
<b>Objective 4C-3</b> Ceiling heights contribute to the flexibility of building use over the life of the building		The floor to ceiling heights at the ground level can accommodate a range of commercial/retail uses. The floor to ceiling heights of Level 1 and above is consistent with the parking and residential use.	Yes

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<b>4D Apartment Size and Layout</b>			
<p><b>Objective 4D-1</b> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p>	<p><b>Design Criteria</b></p> <p>Apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> <li>• Studio: 35sqm</li> <li>• 1 bed: 50sqm</li> <li>• 2 bed: 70sqm</li> <li>• 3 bed: 90sqm</li> </ul> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.</p>	<p>All apartments satisfy the minimum internal areas specified in the ADG.</p> <p>1 bed – varies from 50sqm – 53sqm</p> <p>2 bed – varies from 77sqm – 82sqm</p>	<p>Yes</p>
	<p>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</p>	<p>All habitable rooms have a window to an external wall with a total minimum glass area greater than 10% of the floor area of the room.</p>	<p>Yes</p>
<p><b>Objective 4D-2</b> Environmental performance of the apartment is maximised</p>	<p><b>Design Criteria</b></p> <p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p>	<p>Achieved.</p>	<p>Yes</p>
	<p>In open plan layouts (where the living, dining and kitchen are combined) the maximum</p>	<p>Achieved.</p>	<p>Yes</p>

Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
	habitable room depth is 8m from a window		
<b>Objective 4D-3</b> Apartment layouts are designed to accommodate a variety of household activities and needs	<b>Design Criteria</b> Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	All master bedrooms are a minimum of 10sqm.	Yes
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms comply with the minimum dimension size.	Yes
	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>	All living rooms comply with this requirement.	Yes
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	No cross-over or cross-through apartments proposed.	N/A
<b>4E Private Open Space and Balconies</b>			
<b>Objective 4E-1</b> Apartments provide appropriately sized private open space and balconies to enhance residential amenity	<b>Design Criteria</b> All apartments are required to have primary balconies as follows: Minimum area: <ul style="list-style-type: none"> <li>• Studio: 4sqm</li> <li>• 1 bed: 8sqm</li> <li>• 2 bed: 10sqm</li> </ul>	All apartments satisfy the minimum primary balcony areas specified in the ADG  1 bed units:  Proposed balconies are a minimum of 8sqm.  2 bed units:  Proposed balconies vary from 10sqm – 23sqm.	Yes

Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
	<ul style="list-style-type: none"> <li>• 3 bed: 12sqm</li> </ul> <p>Minimum depth:</p> <ul style="list-style-type: none"> <li>• Studio: -</li> <li>• 1 bed: 2m</li> <li>• 2 bed: 2m</li> <li>• 3 bed: 2.4m</li> </ul> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> <p>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15sqm and a minimum depth of 3m.</p>		
<p><b>Objective 4E-2</b> Primary private open space and balconies are appropriately located to enhance liveability for residents.</p>		<p>N./A. No ground floor apartments proposed.</p>	<p>N/A</p>
<p><b>Objective 4E-3</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p>		<p>Private open space is directly accessible from the living area of each dwelling and can be used in conjunction with these.</p>	<p>Yes</p>
<p><b>Objective 4E-4</b> Private open space and balcony design maximises safety.</p>		<p>The balconies are integrated into the overall design development and form part of the detail of the building.</p>	<p>Yes</p>
<p><b>4F Common Circulation and Spaces</b></p>			

Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
<b>Objective 4F-1</b> Common circulation spaces achieve good amenity and properly service the number of apartments	<b>Design Criteria</b>  The maximum number of apartments off a circulation core on a single level is eight.	8 units are proposed per lift core.	Yes
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	The proposal is for a nine storey mixed use building and therefore this design criterion does not apply.	N/A
<b>Objective 4F-2</b> Common circulation spaces promote safety and provide for social interaction between residents		The proposal incorporates a secure residential foyer on the ground floor, which encourages both safety and interaction of residents.	Yes
<b>4G Storage</b>			
<b>Objective 4G-1</b> Adequate, well designed storage is provided in each apartment	<b>Design Criteria</b>  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <ul style="list-style-type: none"> <li>• Studio: 4m3</li> <li>• 1 bed: 6m3</li> <li>• 2 bed: 8m3</li> <li>• 3 bed: 10m3</li> </ul> At least 50% of the required storage is to be located within the apartment.	The proposal provides for storage within each apartment, or the car park levels. These areas comply with the minimum volume specified in the ADG.	Yes
<b>Objective 4G-2</b> Additional storage is conveniently located, accessible and nominated for individual apartments.		Storage is located internally within units and within the car park levels of the building.	Yes



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<b>4H Acoustic Privacy</b>			
<b>Objective 4H-1</b> Noise transfer is minimised through the siting of buildings and building layout.		The building will incorporate compliant acoustic insulation between the apartments.	Yes
<b>Objective 4H-2</b> Noise impacts are mitigated within apartments through layout and acoustic treatments.		The building will incorporate best practice acoustic insulation between the apartments.	Yes
<b>4J Noise and Pollution</b>			
<b>Objective 4J-1</b> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		Achieved.	Yes
<b>Objective 4J-2</b> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		Achieved.	Yes
<b>4K Apartment Mix</b>			
<b>Objective 4K-1</b> A range of apartment types and sizes is provided to cater for different household types now and into the future.		The development the following unit mix:  12 x 1 bed units proposed (25%)  36 x 2 bedroom units proposed (75%)  The proposed mix has been formulated having regard to the market demand and demographics of the locality and is considered to represent an appropriate mix.	Yes
<b>Objective 4K-2</b> The apartment mix is distributed to suitable locations within the building		Achieved.	Yes

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<b>4L Ground Floor Apartments</b>			
<b>Objective 4L-1</b> Street frontage activity is maximised where ground floor apartments are located		No ground floor apartments proposed.	N/A
<b>Objective 4L-2</b> Design of ground floor apartments delivers amenity and safety for residents		No ground floor apartments proposed.	N/A
<b>4M Facades</b>			
<b>Objective 4M-1</b> Building facades provide visual interest along the street while respecting the character of the local area		A variety of finishes are proposed to building façade to provide visual interest. The apartment façade will be composed primarily of masonry wall, producing an economical, strong and traditional structure. Glazing and rendered walls are used for articulation on all sides of the building lots. Typical building practices have been deployed to provide a facade that is simple, striking and purely sculptural.	Yes
<b>Objective 4M-2</b> Building functions are expressed by the facade		Ground floor building entries and uses are clearly defined and articulated by the façade.	Yes
<b>4N Roof Design</b>			
<b>Objective 4N-1</b> Roof treatments are integrated into the building design and positively respond to the street		As demonstrated in the elevation drawings and photomontage attached at <b>Appendix B</b> of the SEE, a flat roof treatment is proposed,	Yes

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		<p>which assists in mitigating building bulk and overshadowing. Roof plant such as lift overrun, condenser units and clerestory windows will be set back from the main building façades mitigate building bulk.</p>	
<p><b>Objective 4N-2</b> Opportunities to use roof space for residential accommodation and open space are maximised</p>		<p>Part of the roof space on Level 3 has been set aside as a Communal Open Space Podium.</p>	<p>Yes</p>
<p><b>Objective 4N-3</b> Roof design incorporates sustainability features</p>		<p>The proposal complies with requirements of BASIX and will include the required thermal insulation techniques.</p>	<p>Yes</p>
<p><b>4O Landscape Design</b></p>			
<p><b>Objective 4O-1</b> Landscape design is viable and sustainable</p>		<p>A landscape plan is included at <b>Appendix C</b> of the SEE which incorporates sustainable environmental design and landscaping to the site. The landscape design maximises the use of drought tolerant species. The landscape design is in accordance with the preferred species listed in the PDCP 2014.</p>	<p>Yes</p>
<p><b>4P Planting on Structures</b></p>			
<p><b>Objective 4P-1</b> Appropriate soil profiles are provided</p>		<p>As demonstrated in the Landscape Design Strategy attached at <b>Appendix C</b> of the SEE,</p>	<p>Yes</p>

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		the species selected are appropriate for the soil depths and volumes.	
<b>Objective 4P-2</b> Plant growth is optimised with appropriate selection and maintenance		A Landscape Maintenance Strategy is provided within the Landscape Design Strategy attached at <b>Appendix C</b> of the SEE.	Yes
<b>Objective 4P-3</b> Planting on structures contributes to the quality and amenity of communal and public open spaces		A level 3 podium provides open space and amenity to the occupants of the proposal. The podium will contain flush garden beds with perimeter screen planting in raised planters. A BBQ area, terraces, tiled pavement area and bench seating are also proposed on the Level 3 podium.	Yes
<b>4Q Universal Design</b>			
<b>Objective 4Q-1</b> Universal design features are included in apartment design to promote flexible housing for all community members	<b>Design guidance</b> Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	An Access Report is provided at <b>Appendix G</b> of the SEE. This confirms that two adaptable units, equivalent to 5% of the overall number has been provided. A further three units are capable of conversion to adaptable units. This complies with the PDCP 2014.  Both adaptable units are located on Level 3.	Yes

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<b>Objective 4Q-2</b> A variety of apartments with adaptable designs are provided		Two adaptable apartments are proposed. Both are located on Level 3.	Yes
<b>Objective 4Q-3</b> Apartment layouts are flexible and accommodate a range of lifestyle needs		Apartment layouts have been designed to support a range of lifestyle needs.	Yes
<b>4R Adaptive Reuse</b>			
<b>Objective 4R-1</b> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		No adaptive reuse is proposed.	N/A
<b>Objective 4R-2</b> Adapted buildings provide residential amenity while not precluding future adaptive reuse		No adaptive reuse is proposed.	N/A
<b>4S Mixed Use</b>			
<b>Objective 4S-1</b> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		The proposal is located in appropriate location within close proximity to Penrith Train Station. The proposed ground level retail will provide an active street frontage to the site.	Yes
<b>Objective 4S-2</b> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Residential levels of the building are located within Level 3 – Level 8 and are well integrated with the lower levels and have been designed to comply with CPTED principles.  Separate entry and exit points are provided for residents and users of the ground floor retail	Yes

Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
		<p>component of the development.</p> <p>Residential entries and circulation areas are clearly defined and directly accessible from Lord Sheffield Circuit.</p>	
<b>4T Awnings and Signage</b>			
<b>Objective 4T-1</b> Awnings are well located and complement and integrate with the building design		Achieved.	Yes
<b>Objective 4T-2</b> Signage responds to the context and desired streetscape character		No signage is proposed under this DA.	N/A
<b>4U Energy Efficiency</b>			
<b>Objective 4U-1</b> Development incorporates passive environmental design		A BASIX Certificate is provided at <b>Appendix J</b> of the SEE. This identifies that the proposed development achieves the required levels of thermal comfort for a development of this scale.	Yes
<b>Objective 4U-2</b> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		A BASIX Certificate is provided at <b>Appendix J</b> of the SEE. This identifies that the proposed development achieves the required levels of thermal comfort for a development of this scale.	Yes
<b>Objective 4U-3</b> Adequate natural ventilation minimises the need for mechanical ventilation		As above, the proposed development satisfies the natural ventilation design criteria requirements.	Yes

Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
<b>4V Water Management and Conservation</b>			
<b>Objective 4V-1</b> Potable water use is minimised		Potable water use will be minimised where possible. The BASIX Certificate identifies that the proposed development achieves compliance with water efficiency requirements.	Yes
<b>Objective 4V-2</b> Urban stormwater is treated on site before being discharged to receiving waters		All proposed stormwater drainage from the development will be designed in accordance with the relevant Penrith City Council (OCC) requirements and guidelines. As per discussions with Council, there is a regional wetland and basin located within the precinct, resulting in WSUD and OSD not to be required as part of this development.  Refer to Stormwater Management Report and Plans are attached at <b>Appendix I</b> of the SEE for more details.	Yes
<b>Objective 4V-3</b> Flood management systems are integrated into site design		See above. Penrith Council has identified the flood level for the site as RL 25.40m AHD, making the minimum habitable floor level RL 25.90m AHD to allow for 500mm freeboard for the 1% AEP event. As detailed in the Survey	Yes

Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
		Plan attached at <b>Appendix A</b> of the SEE, the site does not fall below this level making the site resistant to flooding.	
<b>4W Waste Management</b>			
<b>Objective 4W-1</b> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		The residential and commercial waste facilities are incorporated into the design of development and are not visible from the public domain.	Yes
<b>Objective 4W-2</b> Domestic waste is minimised by providing safe and convenient source separation and recycling		Separate residential and commercial waste rooms are provided on the Ground Floor. This is easily accessible from the lobby. As demonstrated in the Operational Waste Management Plan, these rooms can accommodate the general waste and recycling storage requirements of the development.	Yes
<b>4X Building Maintenance</b>			
<b>Objective 4X-1</b> Building design detail provides protection from weathering		The robust materials proposed for the development are appropriate to its context. The building's materials have been selected to minimise weathering and	Yes



Objective	Design Guidance / Criteria	Proposed Development	Compliance / Comment
		to remain serviceable for the building's full lifetime.	
<b>Objective 4X-2</b> Systems and access enable ease of maintenance		All plant equipment is accessible, being located in the ground floor and level 1 and 2 parking areas.	Yes
<b>Objective 4X-3</b> Material selection reduces ongoing maintenance costs		The proposed development utilizes a variety of quality materials, textures and finishes. These natural and durable materials minimise ongoing maintenance costs and maximise visual interest in an appropriate and harmonious way.	Yes