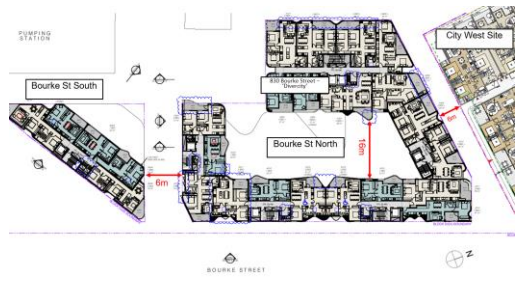


Attachment G3

**Apartment Design Guide Report
Bourke Street Buildings**

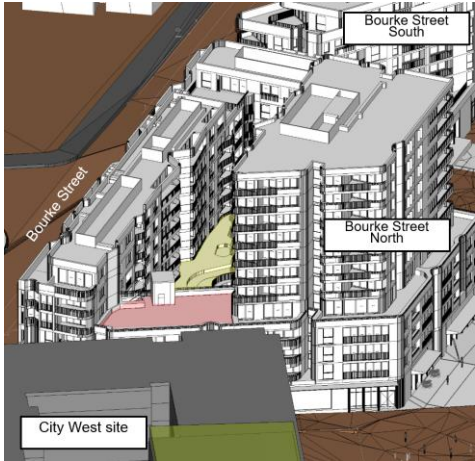
ADG Compliance Table - D2(a) and D2(b) – Bourke Street North and South Buildings

2E Building Depth	Compliance	Comment
12-18m (glass to glass)	Yes	11.9m

2F Building Separation	Compliance	Comment
<p>Up to four storeys (approximately 12 metres):</p> <ul style="list-style-type: none"> • 12m between habitable rooms / balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms 	No	<p>A 6m wide shared zone separates the Bourke Street North Building and the adjoining 5 storey City West affordable housing development site.</p> <p>For the first 4 storeys, north facing apartments located within the Bourke Street North Building are offset by 6 metres from South facing apartments within the adjoining City West development.</p> <p>Despite this, the development provides a suitable scale in accordance with this SDCP2012 controls with regard for the spacing between buildings.</p> <p>Visual privacy has been addressed by the provision of sliding louvred privacy screens for north facing apartments within the Bourke St north building. Similar privacy screens provided by the city West development for South facing apartments.</p> <p>The Bourke Street North and South Buildings are separated by 10.1m and the eastern and western 'wings' of the Bourke Street North Building are separated by approximately 16m.</p>  <p>As above, the development provides a suitable scale with regard for the spacing between buildings, as anticipated by the planning controls for the Danks Street South locality. Visual privacy has been addressed by the</p>

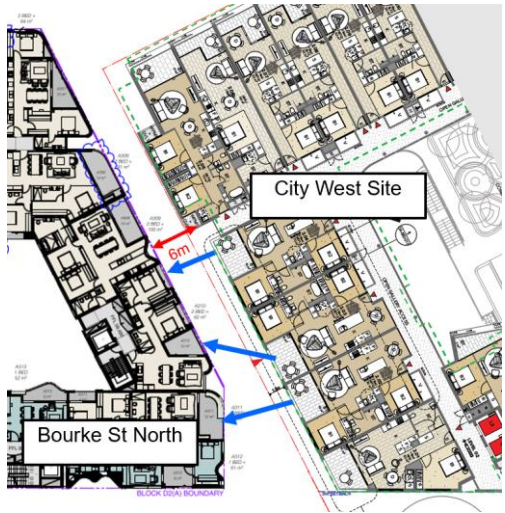
2F Building Separation	Compliance	Comment
		provision of sliding louvred privacy screens for apartments located within both buildings.
<p>Five to eight storeys (approximately 25 metres):</p> <ul style="list-style-type: none"> • 18m between habitable rooms / balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms 	No	<p>The tower of the Bourke Street North Building is offset by 9 metres from South facing apartments within the adjoining City West development above a height of 4 storeys, noting the adjoining City West affordable housing development site has a height of 5 storeys.</p> <p>As above, the development provides a suitable scale with regard for the spacing between buildings, as anticipated by the planning controls for the Danks Street South locality. Visual privacy has been addressed by the provision of sliding louvred privacy screens for apartments located within both buildings.</p>
<p>Nine storeys and above (over 25m):</p> <ul style="list-style-type: none"> • 24m between habitable rooms / balconies • 18m between habitable and non-habitable rooms • 12m between non-habitable rooms 	Yes	<p>The Tower Building and the 'tower' section of the Bourke Street North Building are separated by approximately 30m with regard for habitable rooms and balconies.</p>

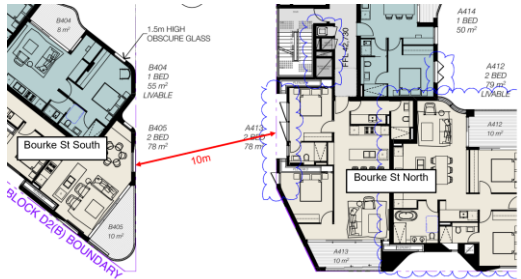
3D Communal and Public Open Space	Compliance	Comment
<p>Communal open space has a minimum area equal to 25% of the site.</p>	Yes	<p>Communal open space is defined by the ADG as outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only, or to the public.</p> <p>Precinct D2(a) contains the Bourke Street North Building. Extensive areas of communal open space are provided at the ground level, comprising an open</p>

3D Communal and Public Open Space	Compliance	Comment
		<p>plaza west of the Bourke Street North Building, that is suggested as containing a food and drink premises with outdoor dining.</p> <p>The Bourke Street North Building provides extensive private communal spaces for the use of residents of both</p> <p>Landscaped areas are proposed a Level 1 podium level (740sqm) and also at Level 4 of the building (182sqm). These areas are proposed for the use of the residents of both the Bourke Street North and South buildings. A plan of management has been provided, XXXX guaranteeing that access the private communal spaces will be provided for the residents of the Bourke Street South Building.</p> <p>The applicant states that a combined total of 1,531sqm (44% of the precinct) is provided as communal open space, including 920sqm provided as private, podium and level 4 communal open space (26% of the D2(a) precinct).</p> <p>However, the applicant has included the private through site link from Bourke Street. When this area is excluded (175sqm), precinct D2(a) provides 1,360sqm of the precinct area as communal open space (38%).</p>
<p>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of two (2) hours between 9am and 3pm on 21 June (midwinter).</p>	<p>Yes</p>	<p>Communal open spaces at Level 1 and Level 4 will receive solar access to greater than 50% of the areas provided, between 9am and 11am on 21 June.</p>  <p>The image is an architectural rendering of a multi-story residential or commercial building complex. It shows two main buildings, one labeled 'Bourke Street South' and another 'Bourke Street North'. A 'City West site' is also indicated. The buildings are situated along 'Bourke Street'. The rendering shows the building facades, windows, and some landscaping elements like trees and a plaza area.</p>

3E Deep Soil Zones	Compliance	Comment
<p>Deep soil zones are to have a minimum area equivalent to 7% of the site and have a minimum dimension of 6m</p>	<p>[Choose an item]</p>	<p>The applicant has provided a deep soil diagram showing 1,744sqm of the overall site will be provided as deep soil zones (11%).</p> <p>At a precinct level, the applicant states that 20sqm of the D2(a) area will be provided as deep soil (0.5%) and that 112sqm of the D2(b) area will be provided as complying deep soil area (10%). An additional 45sqm of 'non-compliant' deep soil is provided in areas that have dimensions of less than 3m.</p> <p>When combined, the applicant states the D2(a) and D2(b) areas will provide 112sqm of complying deep soil area and a total of 157sqm when areas of less than 3m are included (13%)</p> <p>Council's officers do not agree area D2(a) provides 20sqm of deep soil as no true deep soil is provided within the D2(a) precinct.</p> <p>The nil provision can be supported on the basis that entire D2(a) precinct is to be constructed above a basement level.</p> <p>A condition is recommended that an additional area for tree canopy plantings must be provided west of the Bourke Street North Building (on structure), in order to mitigate wind impacts. See discussion section of the planning report.</p>

3F Visual Privacy	Compliance	Comment
<p>Up to four storeys (12 metres):</p> <ul style="list-style-type: none"> • 6m between habitable rooms / balconies • 3m between non-habitable rooms 	<p>Yes</p>	<p>Habitable rooms and balconies are separated by 6m, between the Bourke Street North Building and the adjoining 5 storey City West affordable housing development site. South-facing apartments within the City West development will directly overlook living and bedroom areas of apartments within the Bourke Street north building.</p>

3F Visual Privacy	Compliance	Comment
		<p>When the DA was lodged with Council, the architectural drawings for the Bourke Street North Building addressed visual privacy by providing vertical, sliding privacy screens for the balconies of north-facing apartments that are overlooked by City West (apartment numbers A110, A111, A210, A211, A310, A311, A406 and A407).</p> <p>It is noted that similar vertical privacy screens are required to be installed for the balconies of south-facing dwellings located within the City West site.</p> <p>Privacy screen details have been removed from amended drawings provided for assessment. As such, the affected apartments will be directly overlooked by the City West site.</p> <p>A condition of consent is recommended to address this issue, requiring the screens vertical sliding privacy screens to be provided to the external balconies of apartments numbered A110, A111, A210, A211, A310, A311, A406 and A407). Drawings must be amended to the satisfaction of Council's Area Planning Manager, prior to the issue of any construction certificate.</p> 
<p>Five to eight storeys (25 metres):</p> <ul style="list-style-type: none"> 9m between habitable rooms / balconies 	<p>Yes</p>	<p>The 'tower' section of the Bourke Street north building is setback 9m from the southern building line of the City West development site.</p>

3F Visual Privacy	Compliance	Comment
<ul style="list-style-type: none"> 4.5m between non-habitable rooms 		<p>The Bourke Street North and South Buildings are separated by approximately 10m. Angled windows prevent direct overlooking between apartments located within the Bourke Street North and South Buildings.</p> 
<p>Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas.</p>	Yes	<p>Kitchens are generally located close to corridors in the tower of the Bourke Street North Building.</p> <p>Cores service small numbers of apartments, reducing noise from circulation areas.</p>

4A Solar and Daylight Access	Compliance	Comment
<p>70% of units to receive a minimum of 2 hours of direct sunlight in midwinter to living rooms and private open spaces.</p>	[Choose an item]	<p>The applicant states that the overall development site achieves 74% compliance,</p> <p>Council's officers have reviewed the documents provided and are of the view that the true figure is less than that stated by the applicant, and that the true figure is marginally less than the minimum (70%).</p> <p>The applicant states that the Bourke Street North Building achieves 61% solar compliance (74 of 122 apartments) and that the Bourke Street South Building achieves 100% compliance (28 of 28 apartments, and (68% at a precinct level).</p> <p>Council's assessment is that the Bourke Street North Building achieves 59% compliance and the Bourke Street South Building Plaza Building 92% compliance (65% at a precinct level).</p>

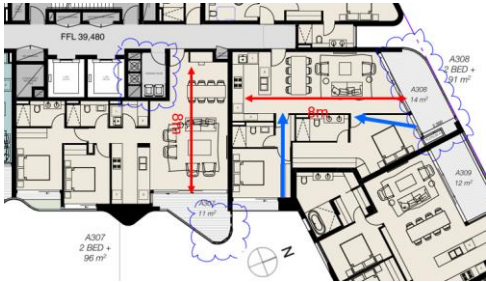
4A Solar and Daylight Access	Compliance	Comment
		<p>Despite the non-compliance, the proposal is supported when assessed against the design criteria and objectives of the ADG.</p> <p>See the discussion section of the planning report for detailed assessment.</p>
<p>Maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at midwinter.</p>	No	<p>The applicant states that 29 of 122 (24%) apartments within the Bourke Street North building will receive no direct sunlight between 9am and 3pm at midwinter.</p> <p>Council's officers have reviewed the documents provided and are of the view that a number of apartments do receive some solar access and the true figure is 25 of 122 apartments (20%).</p> <p>All apartments within the Bourke Street South Building receive solar access (28 of 28 apartments or 100%).</p>

4B Natural Ventilation	Compliance	Comment
<p>All habitable rooms are naturally ventilated.</p>	Yes	<p>All habitable rooms across the Bourke Street North and South Buildings are naturally ventilated.</p> <p>This includes bedrooms to 49 noise effected apartments fronting Bourke Street (within the first 9 storeys), that rely on acoustically attenuated plenums for natural ventilation.</p>
<p>Minimum 60% of apartments in the first nine (9) storeys of the building are naturally cross ventilated.</p>	Yes	<p>As noted above, 49 noise affected apartments fronting Bourke Street rely on acoustically attenuated plenums for natural ventilation.</p> <p>Plenums cannot be relied upon for natural cross ventilation and so these 49 apartments are excised from the accounting of naturally cross ventilated apartments in the development.</p> <p>On this basis, 60% (51 of 86 apartments) are naturally cross ventilated. See discussion section of the report.</p>

4B Natural Ventilation	Compliance	Comment
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Yes	Cross over apartments within the Bourke Street North and South Buildings have a maximum depth of 9m.

4C Ceiling Heights	Compliance	Comment
Habitable rooms: 2.7m	Yes	Floor to floor heights allow for minimum ceiling heights of 2.7m with floor to floor heights provided at 3.15m-3.25m for residential levels.
Two-storey apartments: 2.7m for main living area floor, 2.4m for second floor, where it does not exceed 50% of the apartment area.	Yes	Floor to floor heights allow for minimum ceiling heights of 2.7m with floor to floor heights provided at 3.15m-3.25m for residential levels.
If located in mixed use areas – 3.3m for ground and first floor to promote future flexibility of use.	Yes	5.5m floor to floor heights allow for ceiling heights exceeding 3.3m.

4D Apartment Size and Layout	Compliance	Comment
<p>Minimum unit sizes:</p> <ul style="list-style-type: none"> • Studio: 35m² • 1 bed: 50m² • 2 bed: 70m² • 3 bed: 90m² <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p>	Yes	<p>studio: 42sqm</p> <p>1 bedroom: 53-63sqm</p> <p>2 bedroom: 80-96sqm</p> <p>3 bedroom: 90-120sqm</p>
Every habitable room is to have a window in an external wall	Yes	Habitable rooms are provided with external windows with minimum glass

4D Apartment Size and Layout	Compliance	Comment
with a minimum glass area of 10% of the floor area of the room.		areas of 10% of the floor area of the room.
Habitable room depths are to be no more than 2.5 x the ceiling height.	[Choose an item]	<p>All habitable rooms within the Bourke Street South Building have depths of less than 6.8m as measured from external windows and comply with the control.</p> <p>Several habitable rooms within the Bourke Street North Building have depths that exceed 2.5 x the ceiling heights (8m compared to 6.8m).</p> <p>However, these rooms are primarily located within the tower of the Bourke Street North Building and face north where natural light is maximised by the lack of buildings surrounding the precinct. Additional natural light is provided via other rooms adjoining the habitable rooms (blue arrows).</p> 
8m maximum depth for open plan layouts.	Acceptable	As above, rooms with depths exceeding 8m are provided with northerly aspects, and additional natural light from bedrooms.
<p>Minimum area for bedrooms (excluding wardrobes):</p> <ul style="list-style-type: none"> • master bedroom: 10m² • all other bedrooms: 9m² <p>Minimum dimension of any bedroom is 3m (excluding wardrobes).</p>	Yes	Master bedrooms exceed 10sqm (11sqm). All other bedrooms have areas exceeding 9sqm. Bedrooms have minimum dimensions that exceed 3m.
<p>Living and living/dining rooms minimum widths:</p> <ul style="list-style-type: none"> • Studio and one-bedroom: 3.6m 	Yes	Living/dining rooms have minimum widths of 4-6m.

4D Apartment Size and Layout	Compliance	Comment
<ul style="list-style-type: none"> Two-bedroom or more: 4m 		
4m minimum width for cross over and cross through apartments.	Yes	Cross over apartments within the Bourke Street North and South Buildings have a minimum widths of 8-9m.

4E Private Open Space and Balconies	Compliance	Comment
<p>Studio apartments are to have a minimum balcony area of 4m² with a minimum depth of 1m.</p> <p>One bed apartments are to have a minimum balcony area of 8m² with a minimum depth of 2m.</p> <p>Two bed apartments are to have a minimum balcony area of 10m² with a minimum depth of 2m.</p> <p>Three bed apartments are to have a minimum balcony area of 12m² with a minimum depth of 2.4m.</p>	Yes	<p>studio: 9sqm, depth 1m</p> <p>1 bedroom apartments: 8-13sqm, 2m</p> <p>2 bedroom apartments: 10-12sqm, 2m</p> <p>3 bedroom apartments: 12-20sqm, 2.8m</p>

4F Common Circulation and Spaces	Compliance	Comment
The maximum number of apartments off a circulation core on a single level is eight (8).	Yes	The maximum number of apartments off a circulation core on a single level is eight (8).
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Yes	45 apartments share 2 lifts within the tower of the Bourke Street North Building.

4F Common Circulation and Spaces	Compliance	Comment
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled.	Yes	There are no primary living room or bedroom windows that open directly onto common circulation spaces.
Daylight and natural ventilation are provided to all common circulation spaces.	Yes	Corridors are provided with daylight and able to be naturally ventilated via windows at their terminus.

4G Storage	Compliance	Comment
Minimum storage provision facilities: <ul style="list-style-type: none"> • Studio: 4m³ • 1 bed: 6m³ • 2 bed: 8m³ • 3 bed: 10m³ (Minimum 50% storage area located within unit)	Yes	Apartments are provided with the minimum quantum of storage, both dwellings within and also within basement storage lockers.

4J Noise and Pollution	Compliance	Comment
Have noise and pollution been adequately considered and addressed through careful siting and layout of buildings?	Yes	The proposal has adopted numerous acoustic treatments within the development, as well as treatments to nearby operational assets, to improve the amenity of the development.

4P Planting on structures	Compliance	Comment
For Medium trees: <ul style="list-style-type: none"> • 35m³ 	Able to comply	Conditions are recommended requiring landscape drawings to be prepared for

4P Planting on structures	Compliance	Comment
<ul style="list-style-type: none"><li data-bbox="204 271 459 300">• 1m soil depth		sign off by Council's officers, prior to the issue of a construction certificate.