

## APARTMENT DESIGN GUIDE COMPLIANCE TABLE

BELROSE PAVILIONS - 171 Forest Way Belrose

OBJECTIVE & DESIGN CRITERIA	DESIGN CRITERIA	PROPOSED	COMMENT
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### Part 3, Siting the Development

<b>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 relationships to the surrounding context		Complies	Refer to Site Analysis Plan. Orientation to maximize solar access, north east breezes and outlook.
<b>Orientation</b>	<b>Objective 3B-1</b> Building types and layouts respond to the streetscape and site while optimising solar access within the development		Complies	Building appropriately addresses frontage to Forest Way whilst optimising solar access.
	<b>Objective 3B-2</b> Overshadowing of neighbouring properties is minimised during mid winter		Complies	Refer accompanying shadow diagrams. No non-compliant overshadowing impacts.
<b>Public Domain Interface</b>	<b>Objective 3C-1</b> Transition between private and public domain is achieved without compromising safety and security		Complies	Building entrance is clearly marked and public/ private domain interface appropriately defined.
	<b>Objective 3C-2</b> Amenity of the public domain is retained and enhanced		Complies	Significant streetscape and landscaping improvements.
<b>Communal and Public Open Space</b>	<b>Objective 3D-1</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		Complies	Refer to landscape design. A Communal open space is provided to the east of the property. As well as within

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			the front setback landscaped area	
	<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		Complies	Refer to Landscape drawings
	<b>Objective 3D-3</b> Communal open space is designed to maximise safety		Complies	The common area is secure and safe for users
	<b>Objective 3D-4</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Complies	Public open space is provided in the front and rear setback areas.
<b>Deep Soil Zones</b>	<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	7% site area deep soil zone minimum dimension 3 metres.	Complies	50% of site area provides deep soil zones. Complies with SEPP HSPD and DCP
<b>Privacy</b>	<b>Objective 3F-1</b> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal privacy.	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear are as follows: Up to 12m (4 storeys):Habitable Rooms and Balconies: 6m Non-habitable rooms: 3m	Objective compliant setbacks maintained with good levels of privacy achieved.	Yes

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	<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.		Complies	A balance of privacy and outlook is provide by suitable screening
<b>Pedestrian Access and Entries</b>	<b>Objective 3G-1</b> Building entries and pedestrian access connects to and addresses the public domain		Complies	The entry to the development is from Cowan Road and provides clearly identifiable access point.
	<b>Objective 3G-2</b> Access, entries and pathways are accessible and easy to identify		Complies	Refer to Access Report and Landscape Plan
	<b>Objective 3G-3</b> Large sites provide pedestrian links for access to streets and connection to destinations		N/A	-
<b>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.		Complies	Driveway access to the basement provided from Forest Way. Refer to Traffic Impact Statement for its acceptability.
<b>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	For development in the following locations: <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</li> </ul>	Compliant resident, parking provided	Yes

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	equivalent in a nominated regional centre 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. The car parking needs for a development must be provided off street.		
<b>Objective 3J-2</b> Parking and facilities are provided for other modes of transport		Complies	Bicycle parking is provided in the basement areas.
<b>Objective 3J-3</b> Car parking design and access is safe and secure		Complies	Refer to Traffic Impact Statement. Both entry and egress in a forward direction.
<b>Objective 3J-4</b> Visual and environmental impacts of underground car parking are minimised		Complies	Yes
<b>Objective 3J-5</b> Visual and environmental impacts of on-grade car parking are minimised		N/A	-
<b>Objective 3J-6</b> Visual and environmental impacts of above ground enclosed car parking are minimized		N/A	-

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<b>Part 4, Designing the Building</b>			
<b>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  1. 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 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	31 of 35 (86%) apartments receive 2 hours of solar access between 9am and 3pm  27 of 35 (77%) apartments receive 3 hours of solar access between 9am and 3pm  -  1 of 35 (.028%) Receives no sunlight (unit 20)	Yes
	<b>Objective 4A-2</b> Daylight access is maximised where sunlight is limited	Complies	Yes
	<b>Objective 4A-3</b> Design incorporates shading and glare control, particularly for warmer months	Complies	Yes
<b>Natural Ventilation</b>	<b>Objective 4B-1</b> All habitable rooms are naturally ventilated	Complies	Yes

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	<b>Objective 4B-2</b> The layout and design of single aspect apartments maximises natural ventilation		complies	Yes
	<b>Objective 4B-3</b> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	<p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.</p> <p>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</p> <p>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	33 of 35 (94%) of apartments are naturally cross-ventilated	Yes
<b>Ceiling Heights</b>	<b>Objective 4C-1</b> Ceiling height achieves sufficient natural ventilation and daylight access	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <p>Habitable rooms: 2.7m</p> <p>Non-habitable: 2.4m</p> <p>For 2 storey apartments: 2.7m for main living area floor / 2.4m for second floor where its area does not exceed 50% of the apartment area</p>	Complies	Yes 2.7 metre ceiling height to all habitable rooms

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Barry Rush & Associates Pty Ltd Architects  
Nominated Architect Barry Rush ARB Registration No 3753

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	the room. Daylight and air may not be borrowed from other rooms		
<b>Objective 4D-1</b> Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies	Yes
<b>Objective 4D-3</b> Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. . Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies  Complies  Complies  Complies  N/A	Yes



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Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows: Studio - min. area, 4m2 / depth - 1 Bed. - min. area, 8m2 / depth, 2m 2 Bed - min. area, 10m2 / depth, 2m 3 Bed - min. area, 12m2 / depth, 2.4m 2. 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 15m2 and a minimum depth of 3m	Complies   <

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		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		3 lifts are provided in the development
	<b>Objective 4F-2</b> Common circulation spaces promote safety and provide for social interaction between residents		Complies	Yes
<b>Storage</b>	<b>Objective 4G-1</b> Adequate, well designed storage is provided in each apartment	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Studio - 4m <sup>3</sup> storage volume 1 Bed. - 6m <sup>3</sup> storage volume 2 Bed - 8m <sup>3</sup> storage volume 3+ Bed - 10m <sup>3</sup> storage volume  At least 50% of the required storage is to be located within the apartment	Complies Ample storage is available in each apartment as they are well over the minimum required internal sizes. Additional dedicated secure storage is provided for each unit in the parking area.	Yes Additional storage is provided at high level above: Wardrobes Linen & Broom cupboards Each car space and shared space has storage indicated at 3m <sup>3</sup> For each space.
	<b>Objective 4G-2</b> Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	-
<b>Acoustic Privacy</b>	<b>Objective 4H-1</b> Noise transfer is minimised through the siting of buildings and building layout		Complies	Yes

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	<b>Objective 4H-2</b> Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	Yes
<b>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		Complies	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		Complies	Yes
<b>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		Complies	An appropriate mix is proposed to meet market demand
	<b>Objective 4K-2</b> The apartment mix is distributed to suitable locations within the building		Complies	-
<b>Ground Floor Apartments</b>	<b>Objective 4L-1</b> Street frontage activity is maximised where ground floor apartments are located		Complies	-
	<b>Objective 4L-2</b> Design of ground floor apartments delivers amenity and safety for residents		Complies	-
<b>Facades</b>	<b>Objective 4M-1</b> Building facades provide visual interest along the street while respecting the character of the local area		Complies	-
	<b>Objective 4M-2</b> Building functions are expressed by the facade		Complies	-

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Roof Design	<b>Objective 4N-1</b> Roof treatments are integrated into the building design and positively respond to the street		Complies	Yes
	<b>Objective 4N-2</b> Opportunities to use roof space for residential accommodation and open space are maximised		N/A	N/A
	<b>Objective 4N-3</b> Roof design incorporates sustainability features		Complies	Yes
Landscape Design	<b>Objective 4O-1</b> Landscape design is viable and sustainable		Complies	Refer to approved Landscape Plan and BASIX submitted with the Application.
	<b>Objective 4O-2</b> Landscape design contributes to the streetscape and amenity		Complies	Refer to montages and approved Landscape Plan
Planting on Structures	<b>Objective 4P-1</b> Appropriate soil profiles are provided		Complies	Refer to approved Landscape Plan.
	<b>Objective 4P-2</b> Plant growth is optimised with appropriate selection and maintenance		Complies	Refer to approved Landscape Plan submitted with the Application.
	<b>Objective 4P-3</b> Planting on structures contributes to the quality and amenity of communal and public open spaces		Complies	-
Universal Design	<b>Objective 4Q-1</b> Universal design features are included in apartment design to promote flexible housing for all community members		Complies	Refer to Access Report submitted with the Application.
	<b>Objective 4Q-2</b> A variety of apartments with adaptable designs are provided		Complies	Refer to Access Report submitted with the Application.

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	<b>Objective 4Q-3</b> Apartment layouts are flexible and accommodate a range of lifestyle needs		Complies	Refer to Access Report submitted with the Application.
<b>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		N/A	-
	<b>Objective 4R-2</b> Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A	-
<b>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		N/A	-
	<b>Objective 4S-2</b> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		N/A	-
<b>Awnings and Signage</b>	<b>Objective 4T-1</b> Awnings are well located and complement and integrate with the building design		N/A	-
	<b>Objective 4T-2</b> Signage responds to the context and desired streetscape character		N/A	-
<b>Energy Efficiency</b>	<b>Objective 4U-1</b> Development incorporates passive environmental design		Complies	All habitable rooms receive adequate natural light. Balconies are oversized to allow for clothes drying

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			areas, highly efficient appliances are to be provided to all units, solid concrete floors and masonry wall construction provide thermal mass, overhanging roofs shade the units and cross ventilation to all units adjacent to sea breezes will minimise reliance on air conditioning.
	<b>Objective 4U-2</b> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	Refer to BASIX Report submitted with the Application
	<b>Objective 4U-3</b> Adequate natural ventilation minimises the need for mechanical ventilation	Complies	All apartments receive adequate natural ventilation.
<b>Water Management and Conservation</b>	<b>Objective 4V-1</b> Potable water use is minimised	Complies	-
	<b>Objective 4V-2</b> Urban stormwater is treated on site before being discharged to receiving waters	Complies	Refer to approved stormwater Plans
	<b>Objective 4V-3</b> Flood management systems are integrated into site design	N/A	-
<b>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	Complies	A large and easily accessible bin store is for general waste and recycling.

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	<b>Objective 4W-2</b> Domestic waste is minimised by providing safe and convenient source separation and recycling		Complies	-
<b>Building Maintenance</b>	<b>Objective 4X-1</b> Building design detail provides protection from weathering		Complies	Yes
	<b>Objective 4X-2</b> Systems and access enable ease of maintenance		Complies	Yes
	<b>Objective 4X-3</b> Material selection reduces ongoing maintenance costs		Complies	Yes