

Appendix F – Residential Amenity Assessment

| ADG Criteria | Original Assessment | Impact of proposed amendment |
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| Part 3 Siting the Development | | |
| 3A Site Analysis | <p>The original assessment undertaken to support SSP rezoning, including the Urban Design Statements prepared by FJMT at both the original submission and Response to Submissions (RTS) stage sited the building envelopes which are now captured within the Design Guidelines.</p> <p>The Original SSP Study and the Finalisation Report outline the opportunities and constraints of the site, as well as the environmental impacts and mitigation measures, which have been used to develop the finalised building envelopes..</p> | <p>The proposal does not seek to amend any of the approved building envelopes and therefore the siting and site analysis undertaken as part of the original SSP remains relevant and unchanged.</p> |
| 3B Orientation | <p>Similar to the site analysis outlined above, the original SSP process has sited and orientated the envelopes based on amenity, environmental impacts and the opportunities and constraints of the site and precinct more broadly.</p> <p>The siting and orientating of the envelopes as approved can be seen in the Finalisation Report accompanying the final SSP rezoning.</p> | <p>The proposal does not seek to amend any of the approved envelopes and therefore the orientation of as buildings determined as part of the original SSP remains relevant.</p> <p>Further detailed assessment of the orientation of residential apartments will be undertaken as part of a future State Significant Development Application(s).</p> |
| 3C Public Domain Interface | <p>The public domain on the site is provided within the site and throughout the broader Blackwattle Bay Precinct. The design envelopes are yet to have detailed design to outline the location of balconies, front walls and fences and whether or not there will be multiple building entries as well as the amenity of the public domain.</p> | <p>The proposal does not seek to amend the approved envelopes and therefore the public domain interface of the original SSP remains relevant.</p> <p>Further detailed assessment of the interface between buildings and the public domain will be undertaken as part of a future State Significant Development Application(s).</p> |
| 3D Communal and Public Open Space | <p>The precinct includes approximately 32.5% of the total area as public open space,- as seen in the Finalisation Report accompanying the final SSP rezoning.</p> <p>Adequate open space is provided to the site to enhance residential amenity and opportunities for landscaping.</p> <p>This proportion of open space is accompanied by a range of social infrastructure, such as a community centre and arts and creative spaces. Communal open space specifically for the residents has not yet been planned, as the proportion of dwellings and the detailed design and location of these dwellings is not yet finalised.</p> <p>However, communal open space will be provided in line with the ADG, to be finalised during the detailed design of the buildings.</p> | <p>The proposed amendments do not impact the delivery of communal open space. The future detailed design of the buildings will require consideration of communal open space, and the proposed amendments to land use mix do not impact this.</p> <p>Further detailed assessment of the provision of communal and public open space will be undertaken as part of a future State Significant Development Application(s).</p> |
| 3E Deep Soil Zones | <p>Deep soil is not considered in detail in the original proposal. However, a significant portion of the precinct (approximately 33%) is identified to provide public open space, and it is assumed that in order for this land to be useable public open space, a portion of deep soil will be provided.</p> | <p>The proposal does not seek to amend the approved envelopes, nor will it have any impact on the surrounding public open space, and therefore the future deep soil provision will be able to be met.</p> <p>Further detailed assessment of the provision of deep soil will be undertaken as part of a future State Significant Development Application(s).</p> |

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| 3F Visual Privacy | The SSP Finalisation Report outlines that the separation between the approved building envelopes has been provided to allow for solar access to the foreshore promenade and the waterbody of Blackwattle Bay. All tower envelopes have been designed to include building separations of a minimum of 18m between a habitable and non-habitable room in line with the ADG recommendations. | The proposal does not seek to amend the approved envelopes and therefore the visual privacy of the original SSP remains relevant. Further detailed assessment of visual privacy will be undertaken as part of a future State Significant Development Application(s). |
| 3G Pedestrian Access and Entries | The original SSP study does not dictate pedestrian access and entries into the building envelopes given the preliminary nature of these envelopes. It is anticipated that this would be resolved via detailed design. | The proposed amendment to land use mix will not impact the ability to comply with this section of the ADG. Further detailed assessment of pedestrian access and entries will be undertaken as part of a future State Significant Development Application(s). |
| 3H Vehicle Access | The original SSP study does not dictate exact vehicular access and entries into the building envelopes given the preliminary nature of these envelopes. It is anticipated that this would be resolved via detailed design. It is noted that the Design Guidelines do include controls relating to vehicular access and where these accessways are to be located. | The proposal does not seek to amend the approved envelopes and therefore the vehicle access of the original SSP remains relevant. Further, the proposed amendments to land use mix do not impact the ability of the future development to comply with the relevant objectives of the Design Guidelines. Further detailed assessment of vehicle access will be undertaken as part of a future State Significant Development Application(s). |
| 3I Bicycle and Car Parking | The original SSP study aims for a precinct target of 85% active and public transport and 15% private vehicle usage. The proposed parking spaces are 855 spaces across the Precinct. Refer to the Finalisation Study. | The proposal does not seek to amend the approved envelopes and therefore the parking arrangements of the original SSP remains relevant. It can be noted that there will likely be an increase in the car parking spaces by 91 spaces, however, this will be dependent on the split of residential and non-residential development at the commencement of development planning. The Traffic and Transport Addendum at Appendix E confirms that there is negligible additional traffic impact on the road network. Further detailed assessment of the provision of bicycle and car parking will be undertaken as part of a future State Significant Development Application(s). |
| Part 4 Designing the Building | | |
| 4A Solar and Daylight Access | As outlined in the original SSP Study – Urban Design Statement Volume 2 prepared by FJMT, the envelope tower orientations have been designed to minimise overshadowing and maximise solar access for the residential floor plates. The Urban Design Statement Addendum notes the building envelopes position and height support alignment with the ADG for solar access to neighbouring residencies. Additionally, the Urban Design Statement notes that whilst alignment may be difficult on some areas of Area 17, overall compliance should be achievable. Furthermore, the ADG recognises that in certain instances the design criteria can be supplemented, providing design guidance: where significant views are oriented away from the desired aspect for direct sunlight – south-western and southern views to Blackwattle Bay, the new Sydney Fish Market, and Wentworth | The proposal does not seek to amend the approved envelopes and therefore the solar and daylight access of the original SSP remains relevant. Strategic solar access modelling undertaken at this time confirmed that all buildings within Area 17 have good access to sunlight. Further detailed assessment of solar and daylight access will be undertaken as part of a future State Significant Development Application(s). |

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| | Park. This is discussed further at Section 5.5.3 of the SSP Amendment. | |
| 4B Natural Ventilation | The Urban Design Statement demonstrated that the proposed envelope and indicative floorplates have the ability to meet the targets for natural ventilation as set out in the ADG. However, this is subject to the future detailed design phase and subject to final arrangement of dwellings. | The proposal does not seek to amend the approved envelopes and therefore the natural ventilation of the original SSP remains relevant. Further detailed assessment of natural will be undertaken as part of a future State Significant Development Application(s). |
| 4C Ceiling Heights | No assessment has been made against ceiling heights and this would be subject to future detailed design. | The proposed amendments to land use mix will not impact the ability of the future development from complying with relevant ceiling height controls. |
| 4D Apartment Size and Layout | No assessment has been made against apartment size and layout as only indicative floorplates were considered during the SSP assessment and this would be subjected to future detailed design. | The proposed amendments to land use mix will not impact the ability of the future development from complying with relevant apartment size and layout controls. Further detailed assessment of apartment size and layout will be undertaken as part of a future State Significant Development Application(s). |
| 4E Private Open Space and Balconies | No assessment has been made against private open space and balconies and this would be subject to future detailed design. | The proposed amendments to land use mix will not impact the ability of the future development from complying with relevant private open space controls. |
| 4F Common Circulation and Spaces | No assessment has been made against common circulation and spaces and this would be subject to future detailed design. | The proposed amendments to land use mix will not impact the ability of the future development from complying with relevant common circulation controls. |
| 4G Storage | No assessment has been made against storage and this would be subject to future detailed design. | The proposed amendments to land use mix will not impact the ability of the future development from complying with relevant storage controls. |
| 4H Acoustic Privacy | The original SSP Study had anticipated that a key noise source would be the Western Distributor. Mitigation measures have been incorporated in informing indicative floorplates for the building envelopes. This is outlined at Section 5.5.3 . | The proposal does not seek to amend the approved envelopes and therefore the acoustic privacy of the original SSP remains relevant. As discussed in Section 5.5.3 , the proposed amendments are capable of continuing to provide acoustic privacy. Further detailed assessment of the provision of acoustic privacy will be undertaken as part of a future State Significant Development Application(s), including having regard to the site-specific factors identified in the Blackwattle Bay Design Guidelines. |
| 4J Noise and Pollution | As discussed at 4H Acoustic Privacy, the proximity to Western Distributor is a key noise source issue. Air quality may be impacted as a result of heavy traffic flow on the Western Distributor. This is outlined at Section 5.5.3 of the SSP Amendment. | The proposal does not seek to amend the approved envelopes and therefore the acoustic privacy of the original SSP remains relevant. As discussed in Section 5.5.3 , the proposed amendments are capable of continuing to maintain acoustic privacy and manage noise and pollution impacts. Further detailed assessment of the provision of noise and air quality will be undertaken as part of a future State Significant Development Application(s), including having regard to the site-specific factors identified in the Blackwattle Bay Design Guidelines. |