

Attachment 2: Part 2 - Primary Controls NSW Department Design Guideline

Primary controls (2a)	ADG Requirement	Proposed	Complies
Building Height (2C)	TLEP2014 -13.6m	13.6 – 18.2	No
Floor Space Ratio (2D)	TLEP2014 - 2:1	0.57:1	Yes
Building Depth (2E)	12m-18m (max) <i>N.B Depths of mixed use buildings transition from deeper commercial and retail uses at the lower levels to narrower building depths for the residential uses at upper levels.</i>	37m N.B no podium style design (narrow building depths for the residential uses at upper levels)	No
Building Separation (2F)	6m (non-habitable) – 12m (habitable) <i>and;</i> 3m (non-habitable) – 6m (habitable) for adjoining site. <i>N.B No building separation is necessary where building types incorporate blank party walls. Typically this occurs along a main street or at podium levels within centres</i>	Nil for site. Blank party wall provided at boundary (permitted under ADG).	Yes
Street setbacks (2G)	For mixed use buildings with retail uses at the ground floor a zero setback is appropriate	Zero setback for all levels at Marine St.	Yes for GL. No for upper levels
Side and Rear Setbacks (2H)	<p>Considerations in setting side and rear setback controls</p> <p>Test side and rear setbacks with height controls for overshadowing of the site, adjoining properties and open spaces</p> <p>Test side and rear setbacks with the requirements for:</p> <ul style="list-style-type: none"> • building separation and visual privacy • communal and private open space • deep soil zone requirements <p>Consider zero side setbacks where the desired character is for a continuous street wall, such as in dense urban areas, main streets or for podiums within centres</p> <p>On sloping sites, consider increasing side and rear setbacks where new development is uphill to minimise overshadowing and assist with visual privacy</p>	<p>Zero setback at ground level and northern side setback to Level 1, 2 and 3 except a small area which comprises of a garden void and solid blank wall for privacy from adjoining northern site.</p> <p>Zero – 5.5m setback to southern adjoining side boundary with garden void. Southern elevation comprises of day bed window schedules.</p>	<p>Unknown. Request for information issued to applicant requesting window schedules to assess privacy impacts. No response has been received.</p>