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1	DEVELOPING THE CONTROLS			
1.1	BUILDING HEIGHT	2C		
	Ensure that building height controls respond to the desired number of storeys, the minimum floor to floor heights required for future building uses and include generous ground floor heights		Ground Level floor to floor heights set at 3600mm. Residential floor to floor heights above ground level are set at 3100mm.	YES
1.2	FLOOR SPACE RATIO	2D		
	The allowable gross floor area should only 'fill' approximately 70% of the building envelope		GFA and FSR calculations are based on 75% efficiency.	YES
1.3	BUILDING DEPTH	2E		
	Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls. This will ensure that apartments receive adequate daylight and natural ventilation and optimise natural cross ventilation		The building envelope depth varies within a range of 20m to 25m including balconies and building articulations. Apartment buildings achieved the required solar and ventilation percentage.	YES
1.4	BUILDING SEPARATION	2F		
	Minimum separation distances for buildings are: Up to four storeys (approximately 12m): •12m between habitable rooms/balconies •9m between habitable and non-habitable rooms •6m between non-habitable rooms Five to eight storeys (approximately 25m): •18m between habitable rooms/balconies •12m between habitable and non-habitable rooms •9m between non-habitable rooms Nine storeys and above (over 25m): •24m between habitable rooms/balconies •18m between habitable and non-habitable rooms •12m between non-habitable rooms		To achieve building separation requirements, the habitable to habitable distance between each building is set at 18m for building A, B and C. A separation of 24m are set on the top floors to achieve separation between habitable rooms. Building E & D being only 3+1 storeys are at 9m and 12m separation respectively. Noting that the side of the buildings are non-habitable rooms.	YES
1.5	STREET SETBACK	2G		
	Determine street setback controls relative to the desired streetscape and building forms, for example: • define a future streetscape with the front building line • match existing development • step back from special buildings • retain significant trees • in centres the street setback may need to be consistent to reinforce the street edge		Street setback was set to match existing street development setbacks.	YES

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	• consider articulation zones accommodating balconies, landscaping etc. within the street setback • use a setback range where the desired character is for variation within overall consistency, or where subdivision is at an angle to the street • manage corner sites and secondary road frontages			
1.6	SIDE AND REAR SETBACK	2H		
	Test side and rear setbacks with height controls for overshadowing of the site, adjoining properties and open spaces		Rear and side boundary setbacks ranges from 4-8m as stated in DCP.	YES
2	SITING THE DEVELOPMENT			
2.1	PUBLIC INTERFACE DOMAIN	3C		
	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate. Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking		Ground level street facing apartments have direct access to street and have sufficient landscaping for visual privacy.	YES
2.2	COMMUNAL AND PUBLIC OPEN SPACE	3D		
	1. Communal open space has a minimum area equal to 25% of the site. 2. 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)		The proposal achieves 60% open space area and arranged in such a way that it gives the residents a central communal area that allows for interaction and giving it a bigger sense of scale.	YES
2.3	DEEP SOIL ZONES	3E		
	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2 •15% of the site as deep soil on sites greater than 1,500m2		The development achieves a deep soil percentage of 28% on the perimeter of the basement parking area.	YES
2.3	VISIAL PRIVACY	3F		
	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: up to 12m (4 storeys) 6m 3m up to 25m (5-8 storeys) 9m 4.5m over 25m (9+ storeys) 12m 6m		Aside from minimum building separation requirements. The proposal achieves visual privacy by providing landscaping as a form of screening. Sliding and fixed louvres may also be provided in certain areas to achieve greater privacy.	YES

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2.4	PEDESTRIAN ACCESS AND ENTRIES	3G		
	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge. Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries. Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport.		Building entrances and pathways are clearly visible through landscaping, footpath and landscaped canopies. Footpaths provided to connect main street to the River Cycleway and the communal are within the site.	YES
2.5	VEHICLE ACCESS	3H		
	Car park entries should be located behind the building line. Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout.		Basement entry ramp is located behind the building line. Basement level is raised to minimise ramp length.	YES

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3	DESIGNING THE BUILDING			
3.1	SOLAR AND DAYLIGHT ACCESS	4A		
	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.		The proposal achieves 71.5% 2 hour direct sunlight to living room between 9am – 3pm mid-winter. The proposal achieves solar access by arranging the longer side of the buildings to face north. Building B is facing east-west but because of the solar angle it allows for sun to enter the apartments from mid-day. Skylights are also provided to get 100% of top floors solar access.	YES
3.2	NATURAL VENTILATION	4B		
	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. 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. Overall depth of a cross-over or cross through apartment does not exceed 18m, measured glass line to glass line.		To achieve natural ventilation, cross through units are provided and also building breaks and articulations helps in getting cross ventilation. The proposal easily achieves at least 75% naturally ventilated units. Further development of plans could even possibly increase the number.	YES
3.3	CEILING HEIGHTS	4C		
	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms 2.7m Non-habitable 2.4m 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 Attic spaces 1.8m at edge of room with a 30 degree minimum ceiling slope If located in mixed used areas 3.3m for ground and first floor to promote future flexibility of use		Floor to heights are at 3.1m providing adequate ceiling heights in habitable and non-habitable rooms.	YES
3.4	APARTMENT SIZE AND LAYOUT	4D		
	Apartments are required to have the following minimum internal areas: Studio 35m2 1 bedroom 50m2 2 bedroom 70m2 3 bedroom 90m2 The minimum internal areas include only one bathroom. Additional bathrooms		Average unit areas are as follows: Studio N/A 1 Bedroom 50-60sqm 2 Bedroom 75-85sqm 3 Bedroom 95-105sqm 2 & 3 bedroom unit are provided with 2 bathrooms.	YES

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	increase the minimum internal area by 5m2 each. 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (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.		All bedroom and living area minimum dimensions are set to meet the minimum requirements. Cross through apartments have a minimum width of 6m.	
3.5	PRIVATE OPEN SPACE AND BALCONIES	4E		
	All apartments are required to have primary balconies as follows: Studio apartments 4m2 1 bedroom apartments 8m2 2m depth 2 bedroom apartments 10m2 2m depth 3+ bedroom apartments 12m2 2.4m depth The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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.		The proposal provides the minimum balcony area and depth requirements for all unit types. This will be further developed in the next stage of the project.	YES
3.6	GROUND FLOOR APARTMENTS	4L		
	Direct street access should be provided to ground floor apartments.		All ground floor apartments has direct access including street facing apartments.	YES
3.7	FACADES	4M		
	Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings		An impression of the face is provided in the architecture set and is designed to excite and give variety through the use of angular building elements and incorporation greenery throughout different levels of the buildings.	YES

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	• revealing and concealing certain elements •changes in texture, material, detail and colour to modify the prominence of elements.			
3.8	LANDSCAPE DESIGN	4O		
	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls		A variety of pants and trees to be provided in throughout the site including planters in balcony edges. Trees along the edges provide visual and sound insulation for both east and western side of the side. Trees planted along the northern side assist in softening the transition from low rise to medium rise development.	YES