

## **APPENDIX 1 – SEPP No.65 RESIDENTIAL FLAT DESIGN CODE ASSESSMENT**

Consideration of the amended proposal as lodged against the relevant provisions of the Code has been carried out in the following assessment table:

Note: Where marked “Yes”, this means that the proposal meets the requirement or is considered acceptable / acceptable subject to conditions

<b>Requirement</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comment</b>
<b>Part 1 – Local Context</b>				
<i>Building Type</i>				
<ul style="list-style-type: none"> <li>Residential Flat Building.</li> <li>Terrace.</li> <li>Townhouse.</li> <li>Mixed-use development.</li> <li>Hybrid.</li> </ul>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
<i>Subdivision and Amalgamation</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context.</li> <li>Isolated or disadvantaged sites avoided.</li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<p>No subdivision is proposed as part of this application.</p> <p>Dwellings are orientated to both Elliott and Broderick Streets consistent with the local context and future desired character.</p> <p>Dwellings are grouped together in separate buildings and most dwellings share common entries.</p>
<i>Building Height</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>To ensure future development responds to the desired scale and character of the street and local area.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer below and to assessment report.
<ul style="list-style-type: none"> <li>To allow reasonable daylight access to all developments and the public domain.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer below and to assessment report.
<i>Building Depth</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>To ensure that the bulk of the development is in scale with the existing or desired future context.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal exceeds the applicable wall height controls pursuant to the Leichhardt Development Control Plan 2000 to both street frontages, however, the overall height, bulk and scale of the development as proposed and as recommended via conditions (requiring the deletion of three dwellings within Building E), is considered appropriate in its context, as discussed in further detail in the assessment report.
<ul style="list-style-type: none"> <li>To provide adequate amenity for building occupants in terms of sun access and natural ventilation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Solar access</p> <p>The submitted plans confirm that natural ventilation to dwellings is satisfactory.</p>
<ul style="list-style-type: none"> <li>To provide for dual aspect apartments.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	79% of the proposed dwellings are dual aspect apartments
<u>Controls</u>				
<ul style="list-style-type: none"> <li>The maximum internal plan depth of a building</li> </ul>				

<p>should be 18 metres from glass line to glass line.</p> <ul style="list-style-type: none"> <li>• Freestanding buildings (the big house or tower building types) may have greater depth than 18 metres only if they still achieve satisfactory daylight and natural ventilation.</li> <li>• Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.</li> <li>• In general an apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate for satisfactory day lighting and natural ventilation are to be achieved.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The building depths of six of the three bedroom dwellings in Building A (the dwellings closest to Elliott Street) have a depth of between 18m and 19m. However, these dwellings are not single aspect and the submitted plans / information demonstrate that these dwellings will gain access to at least 3 hours sunlight in mid-winter, adequate natural ventilation and amenity. Therefore, the depths of these units are acceptable.</p> <p>The remaining dwellings are less than 18m in depth.</p>
<b>Building Separation</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above and assessment report
<ul style="list-style-type: none"> <li>• To provide visual and acoustic privacy for existing and new residents.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will be conditioned where required to meet this test. Refer to assessment report
<ul style="list-style-type: none"> <li>• To control overshadowing of adjacent properties and private or shared open space.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The buildings have been designed to best achieve internal solar access and solar access to private open space within the development site.
<ul style="list-style-type: none"> <li>• To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposal meets this test – refer to Part 3 assessment for further details
<ul style="list-style-type: none"> <li>• To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As addressed in further detail later in this assessment
<b>Controls</b>				
<ul style="list-style-type: none"> <li>• For buildings over three storeys, building separation should increase in proportion to building height: <ul style="list-style-type: none"> <li>○ Up to 4 storeys/12 metres: <ul style="list-style-type: none"> <li>§ 12 metres between habitable rooms/balconies;</li> <li>§ 9 metres between habitable rooms/balconies and non habitable rooms;</li> <li>§ 6 metres between non habitable rooms.</li> </ul> </li> <li>○ 5-8 storeys/up to 25 metres: <ul style="list-style-type: none"> <li>§ 18 metres between habitable rooms/balconies;</li> <li>§ 13 metres between habitable rooms/balconies and non habitable rooms;</li> <li>§ 9 metres between non habitable rooms.</li> </ul> </li> <li>○ 9 storeys and above/over 25 metres: <ul style="list-style-type: none"> <li>§ 24 metres between habitable rooms/balconies;</li> <li>§ 18 metres between habitable rooms/balconies and non habitable rooms;</li> </ul> </li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposal does not technically meet the separation distances as follows (approximate minimum setbacks where non-compliances occur in brackets):</p> <ul style="list-style-type: none"> <li>§ <u>On Elliott Street</u> – between Buildings A and C (9.48m); between Buildings C and E (9m);</li> <li>§ <u>On Broderick Street</u> – between Buildings B and D (6.21m), between Buildings D and E (4.8m) and between Buildings E and F (4.62m);</li> <li>§ <u>Within the development</u> – between parts of Buildings A and C (6m), between parts of</li> </ul>
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>§ 12 metres between non habitable rooms.</p> <ul style="list-style-type: none"> <li>• Allow zero separation in appropriate contexts, such as in urban areas between street wall building types (party walls).</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Buildings A and B (7m), between Buildings B and C (8.8m), between Buildings B and D (6m), between Buildings C and D (9m), between parts of Buildings C and E (8m), between parts of Buildings D and E (4.7m) and between Buildings E and F (4.2m); and</p> <p>§ <u>On waterfront</u>: between parts of Buildings A and B (7m).</p> <p>However, as discussed above and below and in the assessment report, the proposal as recommended is considered satisfactory with respect to streetscape, height, bulk and scale, solar access, access to views and privacy and general amenity considerations, and hence, the proposed technical non-compliances can be supported in this instance.</p>
<ul style="list-style-type: none"> <li>• Where a building step back creates a terrace, the building separation distance for the floor below applies.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>See above and assessment report – the proposed separation distances can be supported in this instance.</p>
<ul style="list-style-type: none"> <li>• Coordinate building separation controls with side and rear setback controls – in a suburban area where a strong rhythm has been established between buildings, smaller building separations may be appropriate.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Parts of Building B do not comply with Council's side setback control plane prescribed in Part B1.2 of the Plan with respect to its setback from No. 2 Broderick Street, however, the proposed technical non-compliance can be supported in this instance, subject to recommended conditions to delete a dwelling in Building B- see below and assessment report for further details.</p>
<ul style="list-style-type: none"> <li>• Coordinate building separation controls with controls for daylight access, visual privacy and acoustic privacy.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>See comments above and the assessment report. The proposal as recommended is considered to meet this test.</p>
<ul style="list-style-type: none"> <li>• Protect the privacy of neighbours who share a building entry and whose apartments face each other by designing internal courtyards with greater building separation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>See above</p>
<b><u>Street Setbacks</u></b>				
<b><u>Objectives</u></b>				
<ul style="list-style-type: none"> <li>• To establish the desired spatial proportions of the street and define the street edge.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal has been amended to increase building setbacks on the Elliott and Broderick Street frontages which are satisfactory, and these setbacks will be adequately landscaped providing a defined street edge. See comments below and in assessment report for further details</p>
<ul style="list-style-type: none"> <li>• To create a clear threshold by providing a transition between public and private space.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To assist in achieving good visual privacy to apartments from the street.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<ul style="list-style-type: none"><li>• To allow an outlook to and surveillance of the street.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• To allow for street landscape character.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Controls</u>				
<ul style="list-style-type: none"><li>• Minimise overshadowing of the street and/or other buildings.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The scale of development on Broderick Street to the south (where overshadowing of a public street will occur), and the development will be setback substantially from the street, assisting in reducing overshadowing impacts.</p> <p>Design amendments that are recommended to Buildings B and E will assist in reducing overshadowing of No. 2 Broderick Street and the public domain further.</p>
<ul style="list-style-type: none"><li>• In general no part of a building or above ground structure may encroach into a setback zone – exceptions are underground parking structures no more than 1.2 metres above ground where this is consistent with the desired streetscape, awnings, balconies and bay windows.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal increases / improves the setbacks and landscape edges to both Elliott and Broderick Streets, and the proposed building setbacks complement the building setbacks typical of development in the vicinity and wider area. See assessment report for further details.</p>
<u>Side &amp; Rear Setbacks</u>				
<u>Objectives – Side setbacks</u>				
<ul style="list-style-type: none"><li>• To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The only property with a side boundary shared with the subject site is No. 2 Broderick Street. A 6m wide strip of land (proposed to be dedicated to Council) is provided adjacent to No. 2 Broderick Street, which will form a public accessway and site through link along the foreshore, while also facilitating a substantial separation between Building B and this adjoining site that assists in alleviating height, bulk, scale, solar access and privacy impacts on this property. Amenity impacts on No. 2 Broderick Street will be further reduced via the recommended deletion of one of the dwellings within Building B – see assessment report for further details.</p>
<ul style="list-style-type: none"><li>• To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Objectives – Rear Setbacks</u>				
<ul style="list-style-type: none"><li>• To maintain deep soil zones to maximise natural site drainage and protect the water table.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A detailed assessment of the proposal's impacts on the waterfront is undertaken in the assessment report.</p>
<ul style="list-style-type: none"><li>• To maximise the opportunity to retain and reinforce mature vegetation.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>See below and assessment report. The proposal as recommended is satisfactory in these respects.</p>
<ul style="list-style-type: none"><li>• To optimise the use of land at the rear and surveillance of the street at the front.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• To maximise building separation to provide visual and acoustic privacy.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal as recommended is satisfactory with respect to privacy considerations – see assessment report.</p>
<u>Controls</u>				

<ul style="list-style-type: none"> <li>• Where setbacks are limited by lot size and adjacent buildings, 'step in' the plan on deep building to provide internal courtyards and to limit the length of walls facing boundaries.</li> <li>• In general no part of a building or above ground structure may encroach into a setback zone – exceptions are underground parking structures no more than 1.2 metres above ground where this is consistent with the desired streetscape, awnings, balconies and bay windows.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subject to recommended conditions, the proposal is deemed to be satisfactory with respect to setback considerations – see assessment report for further details.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Floor Space Ratio</b>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To ensure that development is in keeping with the optimum capacity of the site and the local area.</li> <li>• To define allowable development density for generic building types.</li> <li>• To provide opportunities for modulation and depth of external walls within the allowable FSR.</li> <li>• To promote thin cross section buildings, which maximise daylight access and natural ventilation.</li> <li>• To allow generous habitable balconies.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal complies with the FSR development standard that applies to the site.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Part 02 Site Design</b>				
<u>Site Analysis</u>				
<ul style="list-style-type: none"> <li>• Site analysis should include plan and section drawings of the existing features of the site, at the same scale as the site and landscape plan, together with appropriate written material.</li> <li>• A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the application.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A site analysis plan and supporting documentation has been provided in accordance with this part
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Deep Soil Zones</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To assist with management of the water table.</li> <li>• To assist with management of water quality.</li> <li>• To improve the amenity of developments through the retention and/or planting of large and medium size trees.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>As below and / or in the assessment report:</p> <p>§ Council's Landscape Assessment Officer has recommended the retention of a number of significant trees sought to be removed in the proposed deep soil zones on the site. Some of these trees are recommended to be retained, however, some trees require removal to facilitate future foreshore works;</p> <p>§ Landscaped edges are proposed along the Elliott and Broderick Street frontages, which will facilitate planting of medium and large sized plantings (reinforced via condition along Broderick Street where soil depths are inadequate);</p> <p>§ Apart from proposed landscaping works, including construction of retaining walls, all new construction will be located behind the</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

				<p>Foreshore Building Line (FBL) that applies to the site, maintaining a substantial amount of significant landscape edge and vegetation to the waterfront, and facilitating public open space along the foreshore and the connection of the public walkways from Paringa Reserve to the Bay Run;</p> <p>§ The S94 Open Space and Recreation Contributions Plan states that the subject site is one on which Council will require the dedication of land for open space, which is proposed as part of this application.</p>
<p><u>Design Practice</u></p> <ul style="list-style-type: none"> <li>• Optimise the provision of consolidated deep soil zones within a site by the design of basement and sub basement car parking so as not to fully cover the site; and the use of front and side setbacks. Optimise the extent of deep soil zones beyond the site boundaries by locating them contiguous with the deep soil zones of adjacent properties.</li> <li>• Promote landscape health by supporting for a rich variety of vegetation type and size.</li> <li>• Increase the permeability of paved areas by limiting the area of paving and/or using impervious materials. A minimum of 25% of the open space area of a site should be a deep soil zone.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>In total, approximately 42% of the total site area will be a deep soil zone (areas of the site not occupied by building above or below ground), of which, approximately 24% is above the Foreshore Building Line (FBL).</p>
<p><u>Fences and Walls</u></p>				
<p><u>Objectives</u></p> <ul style="list-style-type: none"> <li>• To define the edges between public and private land.</li> <li>• To define the boundaries between areas within the development having different functions or owners.</li> <li>• To provide privacy and security.</li> <li>• To contribute positively to the public domain.</li> </ul>	<input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>	<p>In order to meet this test, it is recommended that the fencing / gates to the entry between Buildings A and C on Elliott Street are recommended to be a steel palisade design that is 75% open. The fencing between Buildings B and D and D and E will be recommended to be of a similar design. See assessment report.</p>
<p><u>Design Practice</u></p> <ul style="list-style-type: none"> <li>• Respond to the identified architectural character for the street and/or the area.</li> <li>• Clearly delineate the private and public domain without compromising safety and security by designing fences and walls which provide privacy and security while not eliminating views, outlook, light and air; and limiting the length and height of retaining walls along street frontages.</li> </ul>	<input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>	<p>The proposal will be conditioned above to meet this test.</p> <p>Public and communal areas are generally clearly defined.</p>

<ul style="list-style-type: none"> <li>• Contribute to the amenity, beauty and useability of private and communal open spaces by incorporating benches and seats; planter boxes; pergolas and trellises; BBQs; water features; composting boxes and worm farms.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Retain and enhance the amenity of the public domain by avoiding the use of continuous blank walls at street level; and using planting to soften the edges of any raised terraces to the street, such as over sub basement car parking and reduce their apparent scale.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Select durable materials which are easily cleaned</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Landscape Design</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To add value to residents' quality of life within the development in the forms of privacy, outlook and views.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A network of through site links providing pedestrian connectivity is incorporated within landscaped areas across the site.
<ul style="list-style-type: none"> <li>• To provide habitat for native indigenous plants and animals.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Some existing significant vegetation is to be retained on the site, including within the site and along the foreshore and street frontages, and complementary new native landscaping is to be provided. Council's Landscape Assessment Officer has recommended retention of some trees proposed to be removed, many of which can be accommodated through appropriate conditions. See assessment report for further details.
<ul style="list-style-type: none"> <li>• To improve stormwater quality and reduce quantity.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will be conditioned where appropriate to meet Council Engineer's requirements relating to on-site drainage and stormwater control. See assessment report.
<ul style="list-style-type: none"> <li>• To improve the microclimate and solar performance within the development.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The development now incorporates a landscape edge along Elliott Street that can support substantial planting, which will assist in providing shading of dwellings in summer
<ul style="list-style-type: none"> <li>• To improve urban air quality.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To contribute to biodiversity.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Improve the amenity of open space with landscape design which: provides appropriate shade from trees or structures; provides accessible routes through the space and between buildings; screens cars, communal drying areas, swimming pools and the courtyards of ground floor units; allows for locating art works where they can be viewed by users of open space and/or from within apartments.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As discussed in the assessment report, Council's Heritage Advisor has recommended that an interpretative strategy be devised and implemented detailing the history of the site, including the existing Nutrimetics use, within the commercial plaza on Elliott Street and on the foreshore.
<ul style="list-style-type: none"> <li>• Contribute to streetscape character and the amenity of the public domain by: relating landscape design to the desired proportions and character of the streetscape; using planting and landscape elements appropriate to the scale of the development; mediating between and visually softening the bulk of large development for the</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<p>person on the street.</p> <ul style="list-style-type: none"> <li>• Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces.</li> <li>• Design landscape which contributes to the site's particular and positive characteristics.</li> <li>• Contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management.</li> <li>• Provide a sufficient depth of soil above paving slabs to enable growth of mature trees.</li> <li>• Minimise maintenance by using robust landscape elements.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal as recommended will meet this test – see assessment report</p> <p>The proposal as recommended will meet this test – see below and / or assessment report</p>
<u>Open Space</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To provide residents with passive and active recreational opportunities.</li> <li>• To provide an area on site that enables soft landscaping and deep soil planting.</li> <li>• To ensure that communal open space is consolidated, configured and designed to be useable and attractive.</li> <li>• To provide a pleasant outlook.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed communal open space areas will be located within a landscaped setting, which will include retention of an existing large fig tree which will form a significant and prominent backdrop. The proposal will be conditioned to ensure accessible paths of travel meet disabled access requirements.</p>
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Provide communal open space that is appropriate and relevant to the building's setting.</li> <li>• Where communal open space is provided, facilitate its use for the desired range of activities by locating it in relation to buildings to optimise solar access to apartments; consolidating open space on the site into recognisable areas with reasonable space, facilities and landscape; designing its size and dimensions to allow for the program of uses it will contain; minimising overshadowing; carefully locating ventilation duct outlets from basement car parks.</li> <li>• Provide open space for each apartment capable of enhancing residential amenity in the form of balcony, deck, terrace, garden, yard, courtyard and/or roof terrace.</li> <li>• Locate open space to increase the potential for residential amenity by designing apartment buildings which: are sited to allow for landscape design; are sited to optimise daylight access in winter and shade in summer; have a pleasant outlook; have increased visual privacy between</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



apartments.				
<ul style="list-style-type: none"> <li>• Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• The area of communal open space required should generally be at least 25-30% of the site area. Larger sites and brownfield sites may have potential for more than 30%.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Where developments are unable to achieve the recommended communal open space, they must demonstrate that residential amenity is provided in the form of increased private open space and/or a contribution to public open space.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Minimum recommended area of private open space for each apartment at ground level or similar space on structure is 25sqm and the minimum preferred dimension is 4 metres.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Orientation</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To optimise solar access to residential apartments within the development and adjacent development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The subject site is triangular and oriented west-south-west towards Iron Cove, therefore a key consideration has been maximising views in consideration of solar access. As detailed within the body of this report, the proposed development provides 70% of the units with 3 hours solar access between 9.00am and 3.00pm at the winter solstice, with less than 10% of the dwellings receiving less than 2 hours solar access at this time of the year.</p> <p>As detailed within the DCP 2000 assessment, amenity through retaining visual privacy and solar access will be maintained to surrounding development to a compliant level via conditions.</p> <p>The development will improve public amenity to existing development through upgrades to the streetscape infrastructure and plantings, providing a public foreshore access and view corridor, and provide an active street frontage which enhances the existing Broderick and Elliott Street streetscapes.</p>
<ul style="list-style-type: none"> <li>• To contribute positively to desired streetscape character.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To support landscape design of consolidated open space areas.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To protect the amenity of existing development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To improve the amenity of existing development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Plan the site to optimise solar access by: positioning and orienting buildings to maximise north facing walls (within 30° east and 20° west of north) where possible; and providing adequate building separation within the development and to adjacent buildings.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The northern aspect of the site has been maximised by having a significant proportion of the dwellings fronting Elliott Street. The orientation of the lot, with its limited eastern aspect and expansive western elevation, means that a large number of dwellings are west facing, receiving the majority of their solar</p>

				access between 12.00pm and 3.00pm. Building separations do not impact on achieving compliance in this regard. Given the limitations of the site in this regard, and compliance with the FSR development standard, the proposed development is considered acceptable in this regard.
<ul style="list-style-type: none"> <li>Select building types or layouts which respond to the streetscape while optimising solar access. Where streets are to be edged and defined by buildings: align buildings to the street on east-west streets; and use courtyards, L-shaped configurations and increased setbacks to northern side boundaries on north-south streets.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Given the unconventional triangular shape of the site, the development proposal has maximised access to northern sun. Setbacks of approximately 3 metres have been provided to all street frontages to permit street planting to soften potential streetscape impacts.
<ul style="list-style-type: none"> <li>Optimise solar access to living spaces and associated private open spaces by orienting them to the north.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory solar access has been provided to the dwellings in accordance with the 'rule of thumb' outlined within the Code. Numerous dwellings also benefit from dual aspects.
<ul style="list-style-type: none"> <li>Detail building elements to modify environmental conditions as required to maximise sun access in winter and sun shading in summer.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Most dwellings have a north, north-east or north-west facing balcony. The proposal is satisfactory in this regard.
<b><i>Planting on Structures</i></b>				
<b><u>Objectives</u></b>				
<ul style="list-style-type: none"> <li>To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal as recommended will meet this test. See comments below.
<ul style="list-style-type: none"> <li>To encourage the establishment and healthy growth of trees in urban areas.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As above
<b><u>Design Practice</u></b>				
<ul style="list-style-type: none"> <li>Design for optimum conditions for plant growth by: providing soil depth, soil volume and soil area appropriate to the size of the plants to be established; providing appropriate soil conditions and irrigation methods, providing appropriate drainage.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will be conditioned to meet this test. See below.
<ul style="list-style-type: none"> <li>Design planters to support the appropriate soil depth and plant selection by: ensuring planter proportions accommodate the largest volume of soil possible; and providing square or rectangular planting areas rather than long narrow linear areas. Minimum soil depths will vary depending on the size of the plant however soil depths greater than 1.5 metres are unlikely to have any benefits for tree growth.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As above
<ul style="list-style-type: none"> <li>Increase minimum soil depths in accordance with: the mix of plants in a planter; the level of landscape management; anchorage requirements of large and medium trees; soil type and quality.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As above
<ul style="list-style-type: none"> <li>Minimum standards: <ul style="list-style-type: none"> <li>Large trees such as figs (canopy diameter of up to 16 metres at maturity): <ul style="list-style-type: none"> <li>§ Minimum soil volume 150cum;</li> <li>§ Minimum soil depth 1.3 metres;</li> <li>§ Minimum soil area 10 metres by 10 metres.</li> </ul> </li> <li>Medium trees (canopy diameter of up to 8 metres at maturity):</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is recommended to be conditioned to require the following minimum soil depths within the site to ensure compliance with this part is achieved:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	§ Minimum soil depth of 1m to all landscaped areas within the front setback on Broderick Street; over the commercial basement car

<p>§ Minimum soil volume 35cum;  § Minimum soil depth 1 metre;  § Approximate soil area 6 metres by 6 metres.  ○ Small trees (canopy diameter of up to 4 metres at maturity);  § Minimum soil volume 9cum;  § Minimum soil depth 800mm;  § Approximate soil area 3.5 metres by 3.5 metres.  ○ Shrubs:  § Minimum soil depths 500-600mm  ○ Ground cover:  § Minimum soil depths 300-450mm  ○ Turf:  § Minimum soil depth 100-300mm  § Any subsurface drainage requirements are in addition to the minimum soil depths.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>park;  § Minimum soil depth of 800mm to the planter between Buildings C and D  Minimum soil depth of 800mm to the planter between Buildings A and C;  § Minimum soil depth of 500-600mm for plantings between Building A and the FBL that are located above the lower level basement.</p>
<b>Stormwater Management</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As conditioned
<ul style="list-style-type: none"> <li>• To preserve existing topographic and natural features including waterways and wetlands.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As conditioned
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Reduce the volume impact of stormwater on infrastructure by retaining it on site.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As conditioned by Engineers
<ul style="list-style-type: none"> <li>• Optimise deep soil zones. All development must address the potential for deep soil zones.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• On dense urban sites where there is no potential for deep soil zones to contribute to stormwater management, seek alternative solutions.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Protect stormwater quality by providing for stormwater filters, traps or basins for hard surfaces, treatment of stormwater collected in sediment traps on soils containing dispersive clays.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Reduce the need for expensive sediment trapping techniques by controlling erosion.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Consider using grey water for site irrigation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Safety</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To ensure residential flat developments are safe and secure for residents and visitors.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To contribute to the safety of the public domain.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A detailed signage plan has been provided and have been carefully balanced to address SEPP 64 and Council's signage controls and to

<p>may include: employing a level change at the site and/or building threshold; signage; entry awnings; fences; walls and gates; change of material in paving between the street and the development.</p>				<p>ensure that the design integrity of the development is not compromised. See assessment report.</p>
<ul style="list-style-type: none"> <li>Optimise the visibility, functionality and safety of building entrances by: orienting entrances towards the public street; providing clear lines of sight between entrance foyers and the street; providing direct entry to ground level apartments from the street rather than through a common foyer; direct and well lit access between car parks and dwellings, between car parks and lift lobbies and to all unit entrances.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A detailed lighting plan will be recommended via conditions. Satisfactory or can comply. See assessment report.</p>
<ul style="list-style-type: none"> <li>Improve the opportunities for casual surveillance by: orienting living areas with views over public or communal open spaces where possible; using bay windows and balconies which protrude beyond the main façade and enable a wider angle of vision to the street; using corner windows which provide oblique views of the street; providing casual views of common internal areas, such as lobbies and foyers, hallways, recreation areas and car parks.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>Minimise opportunities for concealment by: avoiding blind or dark alcoves near lifts and stairwells, at the entrance and within indoor car parking, along corridors and walkways; providing well lit routes throughout the development; providing appropriate levels of illumination for all common areas; providing graded illumination to car parks and illuminating entrances higher than the minimum acceptable standard.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>As previously noted, a detailed lighting plan is recommended via condition</p>
<ul style="list-style-type: none"> <li>Control access to the development by: making apartments inaccessible from the balconies, roofs and windows of neighbouring buildings; separating the residential component of a development's car parking from any other building use and controlling car park access from public and common areas; providing direct access from car parks to apartment lobbies for residents; providing separate access for residents in mixed-use buildings; providing an audio or video intercom system at the entry or in the lobby for visitors to communicate with residents, providing key card access for residents.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Lift lobbies and foyers between commercial and residential uses are generally separated and all access to dwellings / car parking will be adequately secure.</p> <p>Details relating to intercom / key card access can be addressed at construction stage</p>
<ul style="list-style-type: none"> <li>Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Addressed in the applicant's Social Impact Assessment submitted</p>
<b>Visual Privacy</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>To provide reasonable levels of visual privacy externally and internally during the day and night.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To maximise outlook and views from principal rooms and private open space without compromising visual privacy.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>Locate and orient new development to maximise visual privacy between buildings on site and</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A combination of such measures as screening devices, high window sills, projecting fin walls,</p>

<p>adjacent buildings by providing adequate building separation, employing appropriate rear and side setbacks, utilise the site layout to increase building separation.</p> <ul style="list-style-type: none"> <li>• Design building layouts to minimise direct overlooking of rooms and private open spaces adjacent to apartments by: balconies to screen other balconies and any ground level private open space; separating communal open space, common areas and access routes through the development from the windows of rooms, particularly habitable rooms; changing the level between ground floor apartments with their associated private open space, and the public domain or communal open space.</li> <li>• Use detailed site and building design elements to increase privacy without compromising access to light and air.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>planters, and balconies sited above each other, together with building separation between dwellings, will all combine to assist in mitigating privacy impacts between dwellings on the site to an acceptable level, typical of this type of development</p> <p>See assessment report for assessment of external privacy impacts</p>
<p><u>Building Entry Objectives</u></p>				
<ul style="list-style-type: none"> <li>• To create entrances which provide a desirable residential identity for the development.</li> <li>• To orient the visitor.</li> <li>• To contribute positively to the streetscape and building facade design.</li> </ul>	<input checked="" type="checkbox"/>   <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	
<p><u>Design Practice</u></p>				
<ul style="list-style-type: none"> <li>• Improve the presentation of the development to the street by: locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network; designing the entry as a clearly identifiable element of the building in the street; utilising multiple entries where it is desirable to activate the street edge or reinforce a rhythm of entries along a street.</li> <li>• Provide as direct a physical and visual connection as possible between the street and the entry.</li> <li>• Achieve clear lines of transition between the public street, the shared private circulation spaces and the apartment unit.</li> <li>• Ensure equal access for all.</li> <li>• Provide safe and secure access.</li> <li>• Provide separate entries from the street for pedestrians and cars; different uses and ground floor apartments.</li> <li>• Design entries and associated circulation space of an adequate size to allow movement of furniture</li> </ul>	<input checked="" type="checkbox"/>            <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>            <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>            <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>The proposal will be conditioned to ensure compliance – see assessment report</p>

between public and private spaces.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mail rooms have been within the site adjacent to the main entrances, and will not create any visual clutter impacts from the street. The proposal will be conditioned to ensure that it meets the access requirements of Australia Post.
<u>Parking</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport – public transport, bicycling and walking.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>To provide adequate car parking for the building's users and visitors depending on building type and proximity to public transport.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subject to conditions, the proposal will comply - see assessment report.
<ul style="list-style-type: none"> <li>To integrate the location and design of car parking with the design of the site and the building.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>Determine the appropriate car parking spaces in relation to the development's proximity to public transport, shopping and recreational facilities; the density of the development and the local area; the site's ability to accommodate car parking.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal as conditioned will comply – see assessment report
<ul style="list-style-type: none"> <li>Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	While residential parking has been provided in excess of requirements, the proposal accommodates adequate deep soil zones and retains, and promotes provision of, significant tree planting across the site.
<ul style="list-style-type: none"> <li>Give preference to underground parking wherever possible. Design considerations include: retaining and optimising the consolidated areas of deep soil zones; facilitating natural ventilation to basement and sub basement car parking areas; integrating ventilation grills or screening devices of car park openings into the façade design and landscape design; providing safe and secure access for building users, including direct access to residential apartments where possible; provide a logical and efficient structural grid.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation grilles for the basement parking areas are contained within the site rather than on street frontages.
<ul style="list-style-type: none"> <li>Where aboveground enclosed parking cannot be avoided ensure the design of the development mitigates any negative impact on streetscape and street amenity by avoiding exposed parking on the street frontage; hiding car parking behind the building façade – where wall openings occur, ensure they are integrated into the overall façade scale, proportions and detail; wrapping the car parks with other uses.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking is largely below ground, and generally designed to minimise intrusive impacts on the streetscape.
<ul style="list-style-type: none"> <li>Minimise the impact of on grade parking by: locating parking on the side or rear of the lot away from the primary street frontage; screening cars from view of streets and buildings; allowing for safe and direct access to building entry points;</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above. The proposal as recommended will meet this test.

incorporating parking into the landscape design of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bike parking provided in basements and to be accessible
<ul style="list-style-type: none"> <li>• Provide bicycle parking which is easily accessible from ground level and from apartments.</li> </ul>				
<u>Pedestrian Access</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartments and use communal areas via minimum grade ramps, paths, access ways or lifts.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is generally satisfactory in this regard, and compliance with disabled access requirements will be reinforced via appropriate conditions – see assessment report
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Utilise the site and its planning to optimise accessibility to the development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reinforced via appropriate conditions – see assessment report
<ul style="list-style-type: none"> <li>• Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Promote equity by ensuring the main building entrance is accessible for all from the street and from car parking areas; integrating ramps into the overall building and landscape design.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reinforced via appropriate conditions – see assessment report
<ul style="list-style-type: none"> <li>• Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Maximise the number of accessible, visitable and adaptable apartments in a building.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Separate and clearly distinguish between pedestrian access ways and vehicle access ways.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Consider the provision of public through site pedestrian access ways in large development sites.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Identify the access requirements from the street or car parking area to the apartment entrance.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Follow the accessibility standard set out in AS1428 as a minimum.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reinforced via appropriate conditions – see assessment report
<u>Vehicle Access</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To encourage the active use of street frontages.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council's Engineers have recommended appropriate conditions in the aim of mitigating pedestrian / vehicle conflicts on the site – see

<ul style="list-style-type: none"> <li>• Ensure adequate separation distances between vehicular entries and street intersections.</li> <li>• Optimise the opportunities for active street frontages and streetscape design by: making vehicle access points as narrow as possible; limit the number of vehicle access ways to a minimum; locating car park entry and access from secondary streets and lanes.</li> <li>• Improve the appearance of car parking and service vehicle entries by: screening garbage collection, loading and servicing areas visually away from the street; setback or recess car park entries from the main façade line; avoid 'black holes' in the façade by providing security doors to car park entries; where doors are not provided, ensure that the visible interior of the car park is incorporated into the façade design and materials selection and that building services – pipes and ducts – are concealed; return the façade material into the car park entry recess for the extent visible from the street as a minimum.</li> <li>• Generally limit the width of driveways to a maximum of 6 metres.</li> <li>• Locate vehicle entries away from main pedestrian entries and on secondary frontages.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>assessment report for further details.</p> <p>Subject to conditions as recommended by Council's Engineers, the proposal will meet this test – see assessment report.</p> <p>See above and assessment report. The proposal as recommended will meet this test.</p>
<b>Part 03 Building Design</b>				
<i>Apartment Layout</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To ensure the spatial arrangement of apartments is functional and well organised.</li> <li>• To ensure that apartment layouts provide high standards of residential amenity.</li> <li>• To maximise the environmental performance of apartments.</li> <li>• To accommodate a variety of household activities and occupants' needs.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Subject to a condition requiring the main living space and adjacent balcony of Dwelling 3.03 in Building C being widened – see below</p> <p>As above and see below</p>
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Determine appropriate sizes in relation to: geographic location and market demands; the spatial configuration of an apartments; affordability.</li> <li>• Ensure apartment layouts are resilient over time by accommodating a variety of furniture arrangements; providing for a range of activities and privacy levels between different spaces within the apartment; utilising flexible room sizes and proportions or open plans; ensuring circulation by stairs, corridors and through rooms is planned as efficiently as possible thereby increasing the amount of floor space in rooms.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal is generally acceptable in this regard. However, the main living space of Dwelling 3.03 in Building C is only around 3m wide. A living space that is this narrow is considered to be a poor internal amenity outcome for this dwelling and its future occupants. In order to address this issue, a condition has been recommended requiring the main living space of Dwelling of 3.03 being widened to 4m, which will involve the internal wall separating Dwellings 3.02 and 3.03 being</p>



				shifted approximately 1m to the north-west, with a subsequent reconfiguration of adjoining Dwelling 3.02 (which is wide enough and of a configuration to accommodate this change.
<ul style="list-style-type: none"> <li>• Design apartment layouts which respond to the natural and built environments and optimise site opportunities by: providing private open space in the form of a balcony, terrace, courtyard or garden for every apartment; orienting main living areas toward the primary outlook and aspect and away from neighbouring noise sources or windows.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apartment with terraces and balconies designed around green spaces and mainly facing views or street frontages.
<ul style="list-style-type: none"> <li>• Locating main living spaces adjacent to main private open space; locating habitable rooms, and where possible kitchens and bathrooms, on the external face of buildings; maximising opportunities to facilitate natural ventilation and to capitalise on natural daylight by providing corner apartments, cross-over/cross-through apartments; split-level/maisonette apartments, shallow/single aspect apartments.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway or entry space.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Most units meet this test. Units UG.20, U1.19, U2.04 in Building C and Units 1.31 and U2.16 technically have kitchens as part of main circulation spaces, however, plans include indicative furniture layouts which show that a circulation space of 1m or greater is viable or proposed.
<ul style="list-style-type: none"> <li>• Include adequate storage space in apartment</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See assessment later (below). Two of the dwellings do not meet recommended storage requirements, however, this is to be resolved via condition. The proposal as recommended will meet this test
<ul style="list-style-type: none"> <li>• Ensure apartment layouts and dimensions facilitate furniture removal and placement.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Single aspect apartments should be limited in depth to 8 metres from a window.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Units UG.17, U.18, UG.19, U1.16, U1.17, U1.18, U2.02, U2.03 in Building C and UG.29, U1.25, U1.32, U2.10, U2.17 and U3.13 in Building E are single aspect dwellings with a depth greater than 8m from a window and technically do not meet this test.  All the above dwellings will have natural ventilation.  All dwellings will receive daylight access through extensive glazing to external facades, and all except Units U1.32 and U2.17 (due to their southern orientation) will receive direct sunlight access between 9:00am and 3:00pm in mid-winter, ensuring acceptable amenity.
<ul style="list-style-type: none"> <li>• The back of a kitchen should be no more than 8 metres from a window.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The backs of the kitchens to Units UG.17, UG.18, UG.19, U1.16, U1.17, U1.18, U2.02, U2.03, U1.32, U2.17 and U3.13 do not technically meet this test. However, for reasons previously identified, these dwellings will achieve acceptable amenity through access to

<ul style="list-style-type: none"> <li>The width of cross-over/cross-through apartments over 15 metres deep should be 4 metres or greater.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>natural ventilation and daylight and sunlight access.</p> <p>Units U1.27, U1.28, U2.12, U2.13, U3.10 and U3.11 are cross-through apartments greater than 15m depth that achieve a depth of less than 4m. However, these dwellings narrow to approximately 3.7m at one point, and are on average, greater than 4m in width. Therefore, their average width, combined with their access to cross ventilation and acceptable daylight and solar access, will ensure that these dwellings will achieve satisfactory levels of amenity.</p>
<ul style="list-style-type: none"> <li>Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting and natural ventilation can be achieved, particularly for habitable rooms.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See above
<ul style="list-style-type: none"> <li>If Council chooses to standardise apartment sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest minimum apartment sizes: 1 bed = 50sqm, 2 bed = 70sqm, 3 bed = 95sqm.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Apartment Mix</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>To provide a diversity of apartment types, which cater for different household requirements now and in the future.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposal provides for one, two and three bedroom dwellings and adaptable housing in accordance with Council's LEP 2000 diverse housing development standard
<ul style="list-style-type: none"> <li>To maintain equitable access to new housing by cultural and socio-economic groups.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>Provide a variety of apartment types particularly in large apartment buildings. Variety may not be possible in smaller buildings (up to 6 units).</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One to three bedroom dwellings are proposed, and adaptable housing provided in accordance with Council's adaptable housing development standard
<ul style="list-style-type: none"> <li>Refine the appropriate mix for a location by considering population trends in the future as well as present market demands; noting the apartment's location in relation to public transport, public facilities, employment areas, schools, universities and retail centres.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flexible apartment configurations provided
<ul style="list-style-type: none"> <li>Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily achieved.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential not permitted at ground or street level. One and three bedroom dwellings located on the lowest residential levels.
<ul style="list-style-type: none"> <li>Optimise the number of accessible and adaptable units to cater for a wider range of occupants.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One and two bedroom adaptable units are proposed. Council's Community Development Section has recommended that a 3 bedroom adaptable unit be provided, and this is to be recommended via condition.
<ul style="list-style-type: none"> <li>Investigate the possibility of flexible apartment configurations which support change in the future.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Balconies</b>				
<b>Objectives</b>				

<ul style="list-style-type: none"><li>• To provide all apartments with private open space.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All apartments provided with open / balconies are of a size and shape that are functional and generally are well integrated into the building design and allow for casual overlooking of the street and address
<ul style="list-style-type: none"><li>• To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"><li>• Where other private open space is not provided, provide at least one primary balcony.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Primary balconies should be: located adjacent to the main living areas, such as living room, dining room or kitchen to extend the dwelling living space; sufficiently large and well proportioned to be functional and promote indoor/outdoor living – a dining table and 2 chairs (small apartment) and 4 chairs (larger apartment) should fit on the majority of balconies in the development.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Consider secondary balconies, including Juliet balconies or operable walls with balustrades, for additional amenity and choice: in larger apartments; adjacent to bedrooms; for clothes drying, site balconies off laundries or bathrooms and they should be screened from the public domain.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Design and detail balconies in response to the local climate and context thereby increasing the usefulness of balconies by: locating balconies which predominantly face north, east or west to provide solar access; utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind; providing balconies with operable screens, Juliet balconies or operable walls in special locations where noise or high windows prohibit other solutions; choose cantilevered balconies, partly cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy; ensuring balconies are not so deep that they prevent sunlight entering the apartment below.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Consider supplying a tap and gas point on</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

primary balconies.				Units G.01, G.02, G.03, G.06, G07, G.10, UG01, UG.02, UG.03, UG.06, UG.07, UG.10, UG.11, U1.01, U1.02, U1.03, U1.06, U1.07, U1.10 and U1.11 in Building A narrow to less than 2m at one point. However, these balconies on average are greater than 2m in depth and are of an acceptable size (well in excess of 8m) to accommodate a table and six chairs and an acceptable level of amenity to these units
<ul style="list-style-type: none"><li>• Provide primary balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs).</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context – noise, wind, cannot be satisfactorily ameliorated with design solutions.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Ceiling Heights</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"><li>• To increase the sense of space in apartments and provide well proportioned rooms.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• To promote the penetration of daylight into the depths of the apartment.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• To contribute to flexibility of use.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• To achieve quality interior spaces while considering the external building form requirements.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"><li>• Design better quality spaces in apartments by using ceilings to define a spatial hierarchy between areas of an apartment using double height spaces, raked ceilings, changes in ceiling heights and/or the location of bulkheads; enable better proportioned rooms; maximise heights in habitable rooms by stacking wet areas from floor to floor; promote the use of ceiling fans for cooling/heating distribution.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Facilitate better access to natural light by using ceiling heights which enable the effectiveness of light shelves in enhancing daylight distribution into deep interiors; promote the use of taller windows, highlight windows and fan lights. This is particularly important for apartments with limited light access such as ground floor apartments and apartments with deep floor plans.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines.</li></ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"><li>• Count double height spaces with mezzanines as two storeys.</li></ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<ul style="list-style-type: none"> <li>• Cross check ceiling heights with building height controls to ensure compatibility of dimensions, especially where multiple uses are proposed.</li> <li>• Minimum dimensions from finished floor level to finished ceiling level: <ul style="list-style-type: none"> <li>○ Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor residential, retail or commercial.</li> <li>○ For RFBs in mixed use areas 3.3 metres minimum for ground floor;</li> <li>○ For RFBs or other residential floors in mixed use buildings: 2.7 metres minimum for all habitable rooms on all floors, 2.4 metres preferred minimum for non-habitable rooms but no less than 2.25 metres;</li> <li>○ 2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights;</li> <li>○ 2 storey units with a 2 storey void space: 2.4 metres minimum;</li> <li>○ Attic spaces: 1.5 metres minimum wall height at edge of room with a 30° minimum ceiling slope.</li> </ul> </li> <li>• Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Sections and typical sections, which include details of ventilation plenums which may impact on floor-to-ceiling heights, have been provided, confirming that floor-to-ceiling heights will be generally in accordance with requirements. The habitable rooms in the upper levels of some of the dwellings have floor-to-ceiling heights in parts that are less than 2.7m however, these rooms are contained within sloping roof forms and will achieve acceptable daylight</p>
<i>Flexibility</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To encourage housing designs which meet the broadest range of the occupants' needs as possible.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To encourage adaptive reuse.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To save the embodied energy expended in building demolition.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Provide robust building configurations, which utilise multiple entries and circulation cores, especially in larger buildings over 15 metres long by: thin building cross sections, which are suitable for residential or commercial uses; a mix of apartment types; higher ceilings in particular on the ground floor and first floor; separate entries for the ground floor level and the upper levels; sliding and/or moveable wall systems.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Provide apartment layouts which accommodate the changing use of rooms.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Utilise structural systems which support a degree of future change in building use or configuration.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Promote accessibility and adaptability by ensuring: the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<i>Ground Floor Apartments</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To contribute to the desired streetscape of an area and to create active safe streets.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To increase the housing and lifestyle choices available in apartment buildings.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Design front gardens or terraces which contribute to the spatial and visual structure of the street while maintaining adequate privacy for apartment occupants.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Ensure adequate privacy and safety of ground floor units located in urban areas with no street setbacks by: stepping up the ground floor level from the level of the footpath a maximum of 1.2 metres; designing balustrades and establishing window sill heights to minimise site lines into apartments, particularly in areas with no street setbacks; determining appropriateness of individual entries; ensuring safety bars or screens are integrated into the overall elevation design and detailing.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Promoting house choice by: providing private gardens, which are directly accessible from the main living spaces of the apartment and support a variety of activities; maximising the number of accessible and visitable apartments on the ground floor; supporting a change or partial change in use, such as a home office accessible from the street or a corner shop.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Increase opportunities for solar access in ground floor units, particularly in denser areas by: providing higher ceilings and taller windows; choosing trees and shrubs which provide solar access in winter and shade in summer.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Provide ground floor apartments with access to private open space, preferably as a terrace or garden.</li> </ul>				
<i>Internal Circulation</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To create safe and pleasant spaces for the circulation of people and their personal possessions.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To facilitate quality apartment layouts, such as dual aspect apartments.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To contribute positively to the form and articulation of the building façade and its relationship to the urban environment.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<ul style="list-style-type: none"> <li>• To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Increase amenity and safety in circulation spaces by: providing generous corridor widths and ceiling heights particularly in lobbies, outside lifts and apartment entry doors; providing appropriate levels of lighting, including the use of natural daylight where possible; minimising corridor lengths to give short, clear sight lines; avoiding tight corners; providing legible signage noting apartment numbers, common areas and general directional finding; providing adequate ventilation.</li> <li>• Support better apartment building layouts by designing buildings with multiple cores which: increase the number of entries along a street; increase the number of vertical circulation points; give more articulation to the façade; limiting the number of units off a circulation core on a single level.</li> <li>• Articulate longer corridors by: utilising a series of foyer areas and/or providing windows along or at the end of a corridor.</li> <li>• Minimise maintenance and maintain durability by using robust materials in common circulation areas.</li> <li>• Where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to 8 – exceptions for: adaptive reuse buildings; where developments can demonstrate the achievement of the desired streetscape character and entry response; where developments can demonstrate a high level of amenity for common lobbies, corridors and units.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Mixed Use</u>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To support a mix of uses that complement and reinforce the character, economics and function of the local area.</li> <li>• Choose a compatible mix of uses.</li> <li>• Consider building depth and form in relation to each use's requirements for servicing and amenity.</li> <li>• Design legible circulation systems, which ensure the safety of users by: isolating commercial service requirements such as loading docks from residential access, servicing needs and primary outlook; locating clearly demarcated residential entries directly from the public street; clearly distinguishing commercial and residential entries and vertical access points; providing security entries to all entrances into private areas, including car parks and internal courtyards;</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The mix of uses proposed are appropriate and their economic impacts are considered acceptable. See assessment report</p>
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See assessment report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Council's Engineers have recommended design change conditions be imposed to the lower ground floor car park in the aim of improving general vehicular access and egress, to reduce potential vehicular and pedestrian conflicts, to provide for delivery spaces within the site, to provide lift access between the commercial garbage area and the ground floor and better isolate these areas from the residential parking area. Subject to these design change conditions</p>

<p>providing safe pedestrian routes through the site, where required.</p> <ul style="list-style-type: none"> <li>• Ensure the building positively contributes to the public domain and streetscape by: fronting onto major streets with active uses; avoiding the use of blank walls at the ground level.</li> <li>• Address acoustic requirements for each use by: separate residential uses, where possible, from ground floor retail or leisure uses by utilising an intermediate quiet-use barrier, such as offices; design for acoustic privacy from the beginning of the project to ensure that future services, such as air conditioning, do not cause acoustic problems later.</li> <li>• Recognising the ownership/lease patterns and separating requirements for purposes of BCA.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>being imposed, this test will be met. See assessment report for further details.</p> <p>The applicant has submitted a Noise Impact Assessment which has been reviewed by Council's Environmental health Section who has raised no objections to the proposal, subject to recommended conditions, including conditions relating to noise control. See assessment report for further details.</p>
<b>Storage</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To provide adequate storage for everyday household items within easy access of the apartment.</li> <li>•</li> <li>• To provide storage for sporting, leisure, fitness and hobby equipment.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Locate storage conveniently for apartments including: at least 50% of the required storage within each apartment and accessible from either the hall or living area – best provided as cupboards accessible from entries and hallways and/or under internal stairs; dedicated storage rooms on each floor within the development, which can be leased by residents as required; providing dedicated and/or leasable storage in internal or basement car parks.</li> <li>• Provide storage which is suitable for the needs of residents in the local area and able to accommodate larger items such as sporting equipment and bicycles.</li> <li>• Ensure that storage separated from apartments is secure for individual use.</li> <li>• Where basement storage is provided: ensure that it does not compromise natural ventilation in car parks or create potential conflicts with fire regulations; exclude it from FSR calculations.</li> <li>• Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces.</li> <li>• In addition to kitchen cupboards and wardrobes, provide accessible storage facilities at the following rates: <ul style="list-style-type: none"> <li>○ Studio = 6cum;</li> <li>○ 1 bed = 6cum;</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The applicant has clearly nominated proposed storage areas for each apartment and their sizes on the plans.</p> <p>Two of the dwellings do not meet the minimum storage requirements of the Code, however, this has been rectified via condition. See below.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unit UG. 24 in Building C proposes 5.5 cubic metres of storage area when 8 cubic metres is required.



<ul style="list-style-type: none"> <li>○ 2 bed = 8cum;</li> <li>○ 3+ bed = 10cum.</li> </ul>				<p>Unit U1.01 in Building A proposes 5.3 cubic metres of storage space when 8 cubic metres is proposed.</p> <p>In the aim of addressing the above, it is recommended that a condition be imposed requiring:</p> <p>§ Spare storage spaces S41 or S42 in the lower ground floor basement be allocated as additional storage space for Unit UG.24; and</p> <p>§ One of spare storage spaces S07 to S12 at lower ground floor be allocated as additional storage space for Unit U1.01.</p>
<i>Acoustic Amenity</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See below
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Utilise the site and building layout to maximise the potential for acoustic privacy by providing adequate building separation within the development and from neighbouring buildings.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal as recommended will comply. See assessment report
<ul style="list-style-type: none"> <li>• Arrange apartments within a development to minimise noise transition between flats by: locating busy, noisy areas next to each other and quieter areas next to other quieter areas (kitchen near kitchen, bedroom near bedroom); using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; minimising the amount of party walls with other apartments. Design the internal apartment layout to separate noisier from quieter spaces by: grouping uses within an apartment – bedrooms with bedrooms and service areas like kitchen, bathroom, laundry together.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>While it is noted that, for example:</p> <p>§ Some balconies are located adjacent to adjoining bedrooms in Building A;</p> <p>§ Some living rooms and balconies are located adjacent to adjoining bedrooms and lifts are located next to bedrooms in Building B;</p> <p>§ Some bedrooms are located adjacent to adjoining living rooms and balconies and some bathrooms are located adjacent to adjoining bedrooms in Buildings C and E,</p> <p>this is not unusual for a development of this type, the proposal has been designed where possible to minimise noise conflicts between dwellings and the proposal will be constructed in accordance with AS2107 – 2000 “acoustics – recommended design Sound levels and reverberation times for building interiors” (see Noise impact Assessment). The proposal is considered satisfactory in this regard.</p>
<ul style="list-style-type: none"> <li>• Resolve conflicts between noise, outlook and views by using design measures including: double glazing, operable screened balconies; continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Reduce noise transmission from common corridors or outside the building by providing seals at entry doors.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Daylight Access</i>				
<u>Objectives</u>				
				See below

<ul style="list-style-type: none"> <li>• To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To provide residents with the ability to adjust the quantity of daylight to suit their needs.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Plan the site so that new residential flat development is oriented to optimise northern aspect.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Increases to building separations has allowed for increased solar access to communal open space within the site. The proposal is acceptable in this regard.
<ul style="list-style-type: none"> <li>• Optimise the number of apartments receiving daylight access to habitable rooms and principal windows: ensure daylight access to habitable rooms and private open space, particularly in winter; use skylights, clerestory windows and fanlights to supplement daylight access; promote two storey and mezzanine, ground floor apartments or locations where daylight is limited to facilitate daylight access to living rooms and private open spaces; limit the depth of single aspect apartments; ensure single aspect, single storey apartments have a northerly or easterly aspect; locate living areas to the north and service areas to the south and west of development; limit the number of south facing apartments and increase their window area; use light shelves to reflect light into deeper apartments.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some dwellings will receive low or nil levels of solar access in mid-winter – this issue has been addressed by the applicant in association with the controls relating to the percentage of dwellings receiving solar access – see below
<ul style="list-style-type: none"> <li>• Design for shading and glare control, particularly in summer: using shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvres and planting; optimising the number of north facing living spaces; providing external horizontal shading to north facing windows; providing vertical shading to east or west windows; using high performance glass but minimising external glare off windows (avoid reflective films, use a glass reflectance below 20%, consider reduced tint glass).</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balconies overhead will satisfy shading requirements. Additionally, privacy / parapet walls have also been used to address shading.
<ul style="list-style-type: none"> <li>• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Where light wells are used: relate light well dimensions to building separation; conceal building services and provide appropriate detail and materials to visible walls; ensure light wells are fully open to the sky; allow exceptions for adaptive reuse buildings, if satisfactory performance is demonstrated.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Living rooms and private open spaces for at least 70% of apartments in a development should</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	69.8% units receive >3 hours 82.1% units receive >2 hours

<p>receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter. In dense urban areas, a minimum of 2 hours may be acceptable.</p> <ul style="list-style-type: none"> <li>• Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed.</li> <li>• Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibits the achievement of these standards and how energy efficiency is addressed.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.9% units receive &lt;2 hours</p> <p>4% of the proposed dwellings are single aspect with a southerly aspect. The proposal complies.</p> <p>The amended proposal demonstrates a significant improvement with respect to solar access. The orientation of the site makes any further improvements difficult and inconsequential given the proposal falls only 0.2% short of complying with units receiving a minimum of 3 hours solar access.</p>
<b>Natural Ventilation</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants.</li> <li>• To provide natural ventilation in non-habitable rooms, where possible.</li> <li>• To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Plan the site to promote and guide natural breezes by: determining prevailing breezes and orient buildings to maximise use, where possible; locating vegetation to direct breezes and cool air as it flows across the site and by selecting planting or trees that do not inhibit air flow.</li> <li>• Utilise the building layout and section to increase the potential for natural ventilation.</li> <li>• Design the internal apartment layout to promote natural ventilation by: minimising interruptions in air flow through an apartment; grouping rooms with similar usage together.</li> <li>• Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout.</li> <li>• Coordinate design for natural ventilation with passive solar design techniques.</li> <li>• Explore innovative technologies to naturally ventilate internal building areas or rooms.</li> <li>• Building depths which support natural ventilation typically range from 10-18 metres.</li> <li>• 60% of residential units should be naturally</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Only 6 of the 112 dwellings or 5% have a depth greater than 18m. However, these dwellings are dual aspect units, and the plans demonstrate that these dwellings have openable windows to two elevations. Natural ventilation to these dwellings will be acceptable.</p>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>76% will be naturally cross ventilated</p>

cross ventilated.				
<ul style="list-style-type: none"> <li>• 25% of kitchens within a development should have access to natural ventilation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43% of dwellings have an openable window immediately adjacent to their kitchen. The proposal therefore complies
<ul style="list-style-type: none"> <li>• Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Awnings and Signage</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To provide shelter for public streets.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See below
<u>Design Practice</u>				
<i>Awnings</i>				
<ul style="list-style-type: none"> <li>• Encourage pedestrian activity on streets by providing awnings to retail strips, where appropriate, which: give continuous cover in areas which have a desired pattern of continuous awnings; complement the height, depth and form of the desired character or existing pattern of awnings; provide sufficient protection for sun and rain.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Enhance safety for pedestrians by providing under-awning lighting.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Signage</i>				
<ul style="list-style-type: none"> <li>• Councils should prepare guidelines for signage based on the desired character and scale of the local area.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Integrate signage with the design of the development by responding to scale, proportions and architectural detailing.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Provide clear and legible way finding for residents and visitors.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Facades</i>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To promote high architectural quality in residential flat buildings.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To ensure that new developments have facades which define and enhance the public domain and desired street character.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To ensure that building elements are integrated into the overall building form and façade design.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Consider the relationship between the whole building form and the façade and/or building</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

elements.				
<ul style="list-style-type: none"> <li>• Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Design facades to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the façade orientation.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Express important corners by giving visual prominence to parts of the façade.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Coordinate security grills/screens, ventilation louvres and car park entry doors with the overall façade design.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Roof Design</b>				
<b>Objectives</b>				
<ul style="list-style-type: none"> <li>• To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To integrate the design of the roof into the overall façade, building composition and desired contextual response.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To increase the longevity of the building through weather protection.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Design Practice</b>				
<ul style="list-style-type: none"> <li>• Relate roof design to the desired built form.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Design the roof to relate to the size and scale of the building, the building elevations and three dimensional building form. This includes the design of any parapet or terminating elements and the selection of roof materials.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Design roofs to respond to the orientation of the site.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Minimise the visual intrusiveness of service elements (lift overruns, service plants, chimneys, vent stacks, telecommunication infrastructure, gutters, downpipes, signage) by integrating them into the design of the roof.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Support the use of roofs for quality open space in denser urban areas by: providing space and appropriate building systems to support the desired landscape design; incorporating shade structures and wind screens to encourage open space use; ensuring open space is accessible.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Facilitate the use or future use of the roof for sustainable functions e.g. rainwater tanks, photovoltaics, water features.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Where habitable space is provided within the</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

roof optimise residential amenity in the form or attics or penthouse apartments.				
<u>Energy Efficiency</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To reduce the necessity for mechanical heating and cooling.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To reduce reliance on fossil fuels.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To minimise greenhouse gas emissions.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To support and promote renewable energy initiatives.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
Requirements superseded by BASIX.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans to be consistent with BASIX certificates
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To ensure long life and ease of maintenance for the development.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Design Practice</u>				
<ul style="list-style-type: none"> <li>• Design windows to enable cleaning from inside the building, where possible.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Select manually operated systems in preference to mechanical systems.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Incorporate and integrate building maintenance systems into the design of the building form, roof and façade.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Select durable materials, which are easily cleaned and are graffiti resistant.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls are setback from the street frontages, with landscaping provided within building setbacks which will assist in minimising the incident of graffiti.
<ul style="list-style-type: none"> <li>• Select appropriate landscape elements and vegetation and provide appropriate irrigation systems.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• For developments with communal open space, provide a garden maintenance and storage area, which is efficient and convenient to use and is connected to water and drainage.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will be conditioned to meet this requirement
<u>Waste Management</u>				
<u>Objectives</u>				
<ul style="list-style-type: none"> <li>• To avoid the generation of waste through design, material selection and building practices.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To encourage waste minimisation, including source separation, reuse and recycling.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• To ensure efficient storage and collection of waste and quality design of facilities.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As discussed in the assessment report, design change conditions are recommended to the lower ground floor car park in the location of the loading bay / garbage area, which will assist in

				improving the connection between the commercial garbage area and commercial tenancies on the site – these design change conditions will ensure that this test is met.
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Incorporate existing built elements into new work, where possible.</li> <li>• Recycle and reuse demolished materials, where possible. Specify building materials that can be reused and recycled at the end of their life.</li> <li>• Integrate waste management processes into all stages of the project, including the design stage.</li> <li>• Support waste management during the design stage by: specifying modestly for the project needs; reducing waste by utilising the standard product/component sizes of materials to be used; incorporating durability, adaptability and ease of future service upgrades.</li> <li>• Prepare a waste management plan for green and putrescible waste, garbage, glass, containers and paper.</li> <li>• Locate storage areas for rubbish bins away from the front of the development where they have a significant negative impact on the streetscape, on the visual presentation of the building entry and on the amenity of residents, building users and pedestrians.</li> <li>• Provide every dwelling with a waste cupboard or temporary storage area of sufficient size to hold a single day's waste and to enable source separation.</li> <li>• Incorporate on-site composting, where possible, in self contained composting units on balconies or as part of the shared site facilities.</li> <li>• Supply waste management plans as part of the DA submission.</li> </ul>	<input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input checked="" type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<p>To be addressed by condition as discussed in the assessment report</p> <p>To be addressed by condition as discussed in the assessment report</p>
<u>Water Conservation</u>				
<u>Objectives</u> <ul style="list-style-type: none"> <li>• To reduce mains consumption of potable water.</li> <li>• To reduce the quantity of urban stormwater runoff.</li> </ul>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	
<u>Design Practice</u> <ul style="list-style-type: none"> <li>• Requirements superseded by BASIX.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	