APPENDIX 1 – SEPP No.65 RESIDENTIAL FLAT DESIGN CODE ASSESSMENT 118-124 TERRY STREET ROZELLE

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

Requirement	Yes	No	N/A	Comment
Part 1 – Local Context				
Building Type				
• Residential Flat Building. • Terrace. • Townhouse. • Mixed-use development. • Hybrid.	☒ ☐ ☒ ☐	☐ ☐ ☐ ☐	☐ ☒ ☐ ☒	
Subdivision and Amalgamation				
Objectives • Subdivision/amalgamation pattern arising from the development site suitable given surrounding local context and future desired context. • Isolated or disadvantaged sites avoided.	☒ ☒	☐ ☐	☐ ☐	Apart from subdivision to create New Street and three vestigial lots the smallest of which is 830sqm no subdivision is proposed as part of this application. Dwellings are orientated to Crystal St, Terry St and New Street consistent with the local context and future desired character. Dwellings are grouped together in separate buildings and most dwellings share common entries.
Building Height				
Objectives • To ensure future development responds to the desired scale and character of the street and local area. • To allow reasonable daylight access to all developments and the public domain.	☒ ☒	☐ ☐	☐ ☐	Refer below and to assessment report. Refer below and to assessment report.
Building Depth				

Objectives • To ensure that the bulk of the development is in scale with the existing or desired future context.	☒	☐	☐	The overall height, bulk and scale of the development as proposed is considered appropriate in its context, as discussed in further detail in the assessment report. Solar access The submitted plans confirm that natural ventilation to dwellings is satisfactory.
• To provide adequate amenity for building occupants in terms of sun access and natural ventilation.	☒	☐	☐	
• To provide for dual aspect apartments.	☒	☐	☐	
Controls • The maximum internal plan depth of a building should be 18 metres from glass line to glass line.	☒	☐	☐	
• 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.	☒	☐	☐	
• Slim buildings facilitate dual aspect apartments, daylight access and natural ventilation.	☒	☐	☐	
• 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.	☒	☐	☐	
Building Separation				
Objectives • To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.	☒	☐	☐	See above and assessment report
• To provide visual and acoustic privacy for existing and new residents.	☒	☐	☐	The proposal will be conditioned where required to meet this test. Refer to assessment report
• To control overshadowing of adjacent properties and private or shared open space.	☒	☐	☐	The buildings have been designed to best achieve internal solar access and solar access to private open space within the development site.
• To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.	☒	☐	☐	Proposal meets this test – refer to assessment for further details
• To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.	☒	☐	☐	As addressed in further detail later in this assessment
Controls • For buildings over three storeys, building				

separation should increase in proportion to building height: o Up to 4 storeys/12 metres: ▪ 12 metres between habitable rooms/balconies; ▪ 9 metres between habitable rooms/balconies and non habitable rooms; ▪ 6 metres between non habitable rooms. o 5-8 storeys/up to 25 metres: ▪ 18 metres between habitable rooms/balconies; ▪ 13 metres between habitable rooms/balconies and non habitable rooms; ▪ 9 metres between non habitable rooms. o 9 storeys and above/over 25 metres: ▪ 24 metres between habitable rooms/balconies; ▪ 18 metres between habitable rooms/balconies and non habitable rooms; ▪ 12 metres between non habitable rooms. • Allow zero separation in appropriate contexts, such as in urban areas between street wall building types (party walls).	☒ ☒ ☐ ☒	☐ ☐ ☐ ☐	☐ ☐ ☒ ☐	The proposal meets the separation distances as follows 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. Not applicable Setbacks comply with the required controls. See comments above and the assessment report. The proposal as recommended is considered to meet this test.
• Where a building step back creates a terrace, the building separation distance for the floor below applies.	☒	☐	☐	
• 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.	☒	☐	☐	
• Coordinate building separation controls with controls for daylight access, visual privacy and acoustic privacy.	☒	☐	☐	
• Protect the privacy of neighbours who share a building entry and whose apartments face each other by designing internal courtyards with greater building separation.	☒	☐	☐	
• 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.	☐	☐	☒	
Street Setbacks				
Objectives • To establish the desired spatial proportions of the street and define the street edge. • To create a clear threshold by providing a transition between public and private space. • To assist in achieving good visual privacy to apartments from the street. • To create good quality entry spaces to lobbies, foyers or individual dwelling entrances. • To allow an outlook to and surveillance of the street.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Complies with site specific planning controls.

• To allow for street landscape character.	☒	☐	☐	
Controls • Minimise overshadowing of the street and/or other buildings. • 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.	☒ ☒	☐ ☐	☐ ☐	
Side & Rear Setbacks				
Objectives – Side setbacks • To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. • 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. Objectives – Rear Setbacks • To maintain deep soil zones to maximise natural site drainage and protect the water table. • To maximise the opportunity to retain and reinforce mature vegetation. • To optimise the use of land at the rear and surveillance of the street at the front. • To maximise building separation to provide visual and acoustic privacy.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	See Assessment Report – satisfactory subject to conditions. See below and assessment report. The proposal as recommended is satisfactory in these respects. The proposal as recommended is satisfactory with respect to privacy considerations – see assessment report.
Controls • 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. • 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.	☒ ☒	☐ ☐	☐ ☐	Subject to recommended conditions, the proposal is deemed to be satisfactory with respect to setback considerations – see assessment report for further details.
Floor Space Ratio				
Objectives • To ensure that development is in keeping with the optimum capacity of the site and the local area. • To define allowable development density for	☒ ☒	☐ ☐	☐ ☐	The proposal complies with the FSR development standard that applies to the site.

generic building types. • To provide opportunities for modulation and depth of external walls within the allowable FSR. • To promote thin cross section buildings, which maximise daylight access and natural ventilation. • To allow generous habitable balconies.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	
Part 02 Site Design				
Site Analysis				
• 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. • A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the application.	☒ ☒	☐ ☐	☐ ☐	A site analysis plan and supporting documentation has been provided in accordance with this part
Deep Soil Zones				
Objectives • To assist with management of the water table. • To assist with management of water quality. • To improve the amenity of developments through the retention and/or planting of large and medium size trees.	 ☒ ☒ ☒	 ☐ ☐ ☐	 ☐ ☐ ☐	 As in the assessment report: ▪
Design Practice • 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. • Promote landscape health by supporting for a rich variety of vegetation type and size. • 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.	 ☒ ☒ ☒	 ☐ ☐ ☐	 ☐ ☐ ☐	 Complies with site specific controls
Fences and Walls				
Objectives • To define the edges between public and private land. • To define the boundaries between areas within the development having different functions or owners. • To provide privacy and security. • To contribute positively to the public domain.	 ☒ ☒ ☒ ☒	 ☐ ☐ ☐ ☐	 ☐ ☐ ☐ ☐	 In order to meet this test, it is recommended that the substations be relocated and further detail be obtained relating to embellishment of the linear park. See assessment report.
Design Practice • Respond to the identified architectural character	 ☒	 ☐	 ☐	 Satisfactory.

for the street and/or the area.				
• 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.	☒	☐	☐	Public and communal areas are generally clearly defined.
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	
• Select durable materials which are easily cleaned	☒	☐	☐	
Landscape Design				
Objectives				
• To add value to residents' quality of life within the development in the forms of privacy, outlook and views.	☒	☐	☐	A network of through site links providing pedestrian connectivity is incorporated within landscaped areas across the site.
• To provide habitat for native indigenous plants and animals.	☒	☐	☐	See assessment report for further details.
• To improve stormwater quality and reduce quantity.	☒	☐	☐	The proposal will be conditioned where appropriate to meet Council Engineer's requirements relating to on-site drainage and stormwater control. See assessment report.
• To improve the microclimate and solar performance within the development.	☒	☐	☐	The development incorporates a landscape edge along Terry Street that can support substantial planting, which will assist in providing shading of dwellings in summer
• To improve urban air quality.	☒	☐	☐	
• To contribute to biodiversity.	☒	☐	☐	
Design Practice				
• 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	☒	☐	☐	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.

be viewed by users of open space and/or from within apartments. • 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 person on the street.	☒	☐	☐	
• Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces.	☒	☐	☐	The proposal will meet this test – see assessment report
• Design landscape which contributes to the site's particular and positive characteristics.	☒	☐	☐	
• Contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management.	☒	☐	☐	The proposal will meet this test – see assessment report
• Provide a sufficient depth of soil above paving slabs to enable growth of mature trees.	☒	☐	☐	
• Minimise maintenance by using robust landscape elements.	☒	☐	☐	
Open Space				
<u>Objectives</u> • To provide residents with passive and active recreational opportunities.	☒	☐	☐	
• To provide an area on site that enables soft landscaping and deep soil planting.	☒	☐	☐	
• To ensure that communal open space is consolidated, configured and designed to be useable and attractive.	☒	☐	☐	The proposed communal open space areas will be located within a landscaped setting. The proposal will be conditioned to ensure accessible paths of travel meet disabled access requirements.
• To provide a pleasant outlook.	☒	☐	☐	
<u>Design Practice</u> • Provide communal open space that is appropriate and relevant to the building's setting.	☒	☐	☐	
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	
• 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 apartments.	☒	☐	☐	
• Provide environmental benefits including habitat for native fauna, native vegetation and mature trees, a pleasant microclimate, rainwater percolation and outdoor drying area.	☒	☐	☐	
• 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%.	☐	☐	☒	In excess of 25% of the total site area will be communal open space
• 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.	☐	☐	☒	
• 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.	☐	☐	☒	
Orientation				
Objectives • To optimise solar access to residential apartments within the development and adjacent development.	☒	☐	☐	The proposal complies.
• To contribute positively to desired streetscape character.	☒	☐	☐	As detailed within the DCP assessment, amenity through retaining visual privacy and solar access will be maintained to surrounding development to a compliant level via conditions. The development will improve public amenity to existing development through upgrades to the streetscape infrastructure and plantings, and provide an active street frontage which enhances the existing Terry Street streetscape.
• To support landscape design of consolidated open space areas.	☒	☐	☐	
• To protect the amenity of existing development.	☒	☐	☐	
• To improve the amenity of existing development.	☒	☐	☐	
Design Practice • Plan the site to optimise solar access by: positioning and orienting buildings to maximise north facing walls (within 30^0 east and 20^0 west of north) where possible; and providing adequate building separation within the development and to adjacent buildings.	☒	☐	☐	The northern aspect of the site has been maximised by having a significant proportion of the dwellings facing north.
• 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. • Optimise solar access to living spaces and associated private open spaces by orienting them to the north. • Detail building elements to modify environmental conditions as required to maximise sun access in winter and sun shading in summer.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	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. Most dwellings have a north, north-east or north-west facing balcony. The proposal is satisfactory in this regard.
Planting on Structures				
Objectives • To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards. • To encourage the establishment and healthy growth of trees in urban areas.	☒ ☒	☐ ☐	☐ ☐	The proposal as recommended will meet this test. See comments below. As above
Design Practice • 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. • 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 soli depths greater than 1.5 metres are unlikely to have any benefits for tree growth. • 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. • Minimum standards: o Large trees such as figs (canopy diameter of up to 16 metres at maturity): ▪ Minimum soil volume 150cum; ▪ Minimum soil depth 1.3 metres; ▪ Minimum soil area 10 metres by 10 metres. o Medium trees (canopy diameter of up to 8 metres at maturity): ▪ Minimum soil volume 35cum; ▪ Minimum soil depth 1 metre; ▪ Approximate soil area 6 metres by 6 metres. o 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.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	The proposal will be conditioned to meet this test. See below. As above As above The proposal is recommended to be conditioned to require the following minimum soil depths within the site top ensure compliance with this part is achieved:

o Shrubs: ▪ Minimum soil depths 500-600mm o Ground cover: ▪ Minimum soil depths 300-450mm o Turf: ▪ Minimum soil depth 100-300mm ▪ Any subsurface drainage requirements are in addition to the minimum soil depths.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	
Stormwater Management				
<u>Objectives</u> • To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways. • To preserve existing topographic and natural features including waterways and wetlands. • To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	As conditioned As conditioned
<u>Design Practice</u> • Reduce the volume impact of stormwater on infrastructure by retaining it on site. • Optimise deep soil zones. All development must address the potential for deep soil zones. • On dense urban sites where there is no potential for deep soil zones to contribute to stormwater management, seek alternative solutions. • 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. • Reduce the need for expensive sediment trapping techniques by controlling erosion. • Consider using grey water for site irrigation.	☒ ☒ ☐ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☒ ☐ ☐ ☐	As conditioned by Engineers
Safety				
<u>Objectives</u> • To ensure residential flat developments are safe and secure for residents and visitors. • To contribute to the safety of the public domain.	☒ ☒	☐ ☐	☐ ☐	
<u>Design Practice</u> • Reinforce the development boundary to strengthen the distinction between public and private space. This can be actual or symbolic and 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. • 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.				
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	Lift lobbies and foyers between commercial and residential uses are separated and all access to dwellings / car parking will be adequately secure. Details relating to intercom / key card access can be addressed at construction stage
• 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.	☒	☒	☐	
• Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings.	☒	☐	☐	
Visual Privacy				
<u>Objectives</u>				
• To provide reasonable levels of visual privacy externally and internally during the day and night.	☒	☐	☐	
• To maximise outlook and views from principal rooms and private open space without compromising visual privacy.	☒	☐	☐	
<u>Design Practice</u>				
• Locate and orient new development to maximise visual privacy between buildings on site and adjacent buildings by providing adequate building separation, employing appropriate rear and side setbacks, utilise the site layout to increase building separation.	☒	☐	☐	A combination of such measures as screening devices, high window sills, projecting fin walls, 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
• Design building layouts to minimise direct	☒	☐	☐	See assessment report for assessment of

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. • Use detailed site and building design elements to increase privacy without compromising access to light and air.	☒	☐	☐	external privacy impacts
Building Entry				
Objectives • To create entrances which provide a desirable residential identity for the development. • To orient the visitor. • To contribute positively to the streetscape and building facade design.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	
Design Practice • 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. • Provide as direct a physical and visual connection as possible between the street and the entry. • Achieve clear lines of transition between the public street, the shared private circulation spaces and the apartment unit. • Ensure equal access for all. • Provide safe and secure access. • Provide separate entries from the street for pedestrians and cars; different uses and ground floor apartments. • Design entries and associated circulation space of an adequate size to allow movement of furniture between public and private spaces. • Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street.	☒ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐	The proposal will be conditioned to ensure compliance – see assessment report 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.

Parking				
Objectives • To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport – public transport, bicycling and walking.	☒	☐	☐	
• To provide adequate car parking for the building's users and visitors depending on building type and proximity to public transport.	☒	☐	☐	Subject to conditions, the proposal will comply - see assessment report.
• To integrate the location and design of car parking with the design of the site and the building.	☒	☐	☐	
Design Practice • 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.	☒	☐	☐	The proposal as conditioned will comply – see assessment report
• Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.	☒	☐	☐	Provided as per site specific controls
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	Parking is largely below ground, and generally designed to minimise intrusive impacts on the streetscape.
• 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; incorporating parking into the landscape design of the site.	☒	☐	☐	See above. The proposal as recommended will meet this test.
• Provide bicycle parking which is easily accessible from ground level and from apartments.	☒	☐	☐	Bike parking provided in basements and to be accessible
Pedestrian Access				
Objectives				

• To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.	☒	☐	☐	
• 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.	☒	☐	☐	The proposal is generally satisfactory in this regard, and compliance with disabled access requirements will be reinforced via appropriate conditions – see assessment report
Design Practice				
• Utilise the site and its planning to optimise accessibility to the development.	☒	☐	☐	Reinforced via appropriate conditions – see assessment report
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	Reinforced via appropriate conditions – see assessment report
• Design ground floor apartments to be accessible from the street, where applicable, and to their associated private open space.	☒	☐	☐	
• Maximise the number of accessible, visitable and adaptable apartments in a building.	☒	☐	☐	
• Separate and clearly distinguish between pedestrian access ways and vehicle access ways.	☒	☐	☐	
• Consider the provision of public through site pedestrian access ways in large development sites.	☒	☐	☐	
• Identify the access requirements from the street or car parking area to the apartment entrance.	☒	☐	☐	
• Follow the accessibility standard set out in AS1428 as a minimum.	☒	☐	☐	Reinforced via appropriate conditions – see assessment report
Vehicle Access				
Objectives				
• To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.	☒	☐	☐	
• To encourage the active use of street frontages.	☒	☐	☐	
Design Practice				
• Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts.	☒	☐	☐	Council's Engineers have recommended appropriate conditions in the aim of mitigating pedestrian / vehicle conflicts on the site – see assessment report for further details.
• Ensure adequate separation distances between vehicular entries and street intersections.	☒	☐	☐	Subject to conditions as recommended by Council's Engineers, the proposal will meet this test – see assessment report.
• 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.				
• 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.	☒	☐	☐	See above and assessment report. The proposal as recommended will meet this test.
• Generally limit the width of driveways to a maximum of 6 metres.	☒	☐	☐	
• Locate vehicle entries away from main pedestrian entries and on secondary frontages.	☒	☐	☐	
Part 03 Building Design				
Apartment Layout				
Objectives				
• To ensure the spatial arrangement of apartments is functional and well organised.	☒	☐	☐	
• To ensure that apartment layouts provide high standards of residential amenity.	☒	☐	☐	
• To maximise the environmental performance of apartments.	☒	☐	☐	
• To accommodate a variety of household activities and occupants' needs.	☒	☐	☐	
Design Practice				
• Determine appropriate sizes in relation to: geographic location and market demands; the spatial configuration of an apartments; affordability.	☒	☐	☐	
• 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.	☒	☐	☐	Apartments with terraces and balconies designed around green spaces and mainly facing views, communal landscaping or street frontages.
• 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.	☒	☐	☐	Satisfactory All dwellings will receive daylight access through extensive glazing to external facades, ensuring acceptable amenity.

• 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.	☒	☐	☐	
• Avoid locating kitchen as part of the main circulation spaces of an apartment, such as a hallway or entry space.	☒	☐	☐	
• Include adequate storage space in apartment	☒	☐	☐	
• Ensure apartment layouts and dimensions facilitate furniture removal and placement.	☒	☐	☐	
• Single aspect apartments should be limited in depth to 8 metres from a window.	☒	☐	☐	
• The back of a kitchen should be no more than 8 metres from a window.	☒	☐	☐	
• The width of cross-over/cross-through apartments over 15 metres deep should be 4 metres or greater.	☒	☐	☐	
• Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting and natural ventilation can be achieved, particularly for habitable rooms.	☒	☐	☐	
• 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.	☐	☐	☒	
Apartment Mix				
Objectives • To provide a diversity of apartment types, which cater for different household requirements now and in the future.	☒	☐	☐	Proposal provides for one, two and three bedroom dwellings and adaptable housing in accordance with Council's LEP 2000 diverse housing development standard
• To maintain equitable access to new housing by cultural and socio-economic groups.	☒	☐	☐	
Design Practice • Provide a variety of apartment types particularly in large apartment buildings. Variety may not be possible in smaller buildings (up to 6 units).	☒	☐	☐	One to three bedroom dwellings are proposed, and adaptable housing provided in accordance with Council's adaptable housing development standard
• 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.	☒	☐	☐	Flexible apartment configurations provided
• Locate a mix of 1 and 3 bed apartments on the ground level where accessibility is more easily	☒	☐	☐	

achieved. • Optimise the number of accessible and adaptable units to cater for a wider range of occupants.	☒	☐	☐	
• Investigate the possibility of flexible apartment configurations which support change in the future.	☒	☐	☐	
Balconies				
Objectives • To provide all apartments with private open space.	☒	☐	☐	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
• To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents.	☒	☐	☐	
• To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.	☒	☐	☐	
• To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.	☒	☐	☐	
Design Practice • Where other private open space is not provided, provide at least one primary balcony.	☒	☐	☐	
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	
• 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 ad 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. • Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. • Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design. • Consider supplying a tap and gas point on primary balconies. • Provide primary balconies for all apartments with a minimum depth of 2 metres (2 chairs) and 2.4 metres (4 chairs). • 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. • Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	
Ceiling Heights				
<u>Objectives</u> • To increase the sense of space in apartments and provide well proportioned rooms. • To promote the penetration of daylight into the depths of the apartment. • To contribute to flexibility of use. • To achieve quality interior spaces while considering the external building form requirements.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	
<u>Design Practice</u> • 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. • 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. • Design ceiling heights which promote building flexibility over time for a range of other uses, including retail or commercial, where appropriate.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	

• Coordinate internal ceiling heights and slab levels with external height requirements and key datum lines.	☒	☐	☐	
• Count double height spaces with mezzanines as two storeys.	☐	☐	☒	
• Cross check ceiling heights with building height controls to ensure compatibility of dimensions, especially where multiple uses are proposed.	☒	☐	☐	
• Minimum dimensions from finished floor level to finished ceiling level:				
o Mixed use buildings: 3.3 metres minimum for ground floor retail/commercial and for first floor residential, retail or commercial.	☒	☐	☐	
o For RFBs in mixed use areas 3.3 metres minimum for ground floor;	☒	☐	☐	
o 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;	☒	☐	☐	
o 2 storey units: 2.4 metres for second storey if 50% or more of the apartments has 2.7 metres minimum ceiling heights;	☐	☐	☒	
o 2 storey units with a 2 storey void space: 2.4 metres minimum;	☐	☐	☒	
o Attic spaces: 1.5 metres minimum wall height at edge of room with a 30^0 minimum ceiling slope.	☐	☐	☒	
• Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight.	☒	☐	☐	
Flexibility				
Objectives				
• To encourage housing designs which meet the broadest range of the occupants' needs as possible.	☒	☐	☐	
• To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.	☒	☐	☐	
• To encourage adaptive reuse.	☒	☐	☐	
• To save the embodied energy expended in building demolition.	☒	☐	☐	
Design Practice				
• 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.	☒	☐	☐	
• Provide apartment layouts which accommodate the changing use of rooms.	☒	☐	☐	
• Utilise structural systems which support a degree of future change in building use or				

configuration. • Promote accessibility and adaptability by ensuring: the number of accessible and visitable apartments is optimised; and adequate pedestrian mobility and access is provided.	☒ ☒	☐ ☐	☐ ☐	
Ground Floor Apartments				
Objectives • To contribute to the desired streetscape of an area and to create active safe streets. • To increase the housing and lifestyle choices available in apartment buildings.	☒ ☒	☐ ☐	☐ ☐	
Design Practice • Design front gardens or terraces which contribute to the spatial and visual structure of the street while maintaining adequate privacy for apartment occupants. • 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. • 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. • 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. • Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. • Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	
Internal Circulation				
Objectives • To create safe and pleasant spaces for the circulation of people and their personal possessions. • To facilitate quality apartment layouts, such as dual aspect apartments. • To contribute positively to the form and	☒ ☒	☐ ☐	☐ ☐	

articulation of the building façade and its relationship to the urban environment.	☒	☐	☐	
• To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.	☒	☐	☐	
Design Practice				
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	
• Articulate longer corridors by: utilising a series of foyer areas and/or providing windows along or at the end of a corridor.	☒	☐	☐	
• Minimise maintenance and maintain durability by using robust materials in common circulation areas.	☒	☐	☐	
• 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.	☒	☐	☐	
Mixed Use				
Objectives				
• To support a mix of uses that complement and reinforce the character, economics and function of the local area.	☒	☐	☐	The mix of uses proposed are appropriate and their economic impacts are considered acceptable. See assessment report
• Choose a compatible mix of uses.	☒	☒	☐	See assessment report
• Consider building depth and form in relation to each use's requirements for servicing and amenity.	☒	☐	☐	
• 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; providing safe pedestrian routes through the site, where required.				
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	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.
• Recognising the ownership/lease patterns and separating requirements for purposes of BCA.	☐	☐	☒	
Storage				
Objectives				
• To provide adequate storage for everyday household items within easy access of the apartment.	☒	☐	☐	
• To provide storage for sporting, leisure, fitness and hobby equipment.	☒	☐	☐	
Design Practice				
• 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.	☒	☐	☐	The applicant has clearly nominated proposed storage areas for each apartment.
• 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.	☒	☐	☐	
• Ensure that storage separated from apartments is secure for individual use.	☒	☐	☐	
• 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.	☒	☐	☐	
• Consider providing additional storage in smaller apartments in the form of built-in cupboards to promote a more efficient use of small spaces.	☒	☐	☐	
• In addition to kitchen cupboards and wardrobes, provide accessible storage facilities at the	☒	☐	☐	

following rates:
o Studio = 6cum;
o 1 bed = 6cum;
o 2 bed = 8cum;
o 3+ bed = 10cum.				

Acoustic Amenity				
Objectives • 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.	☒	☐	☐	See below
Design Practice • 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. • 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. • 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. • Reduce noise transmission from common corridors or outside the building by providing seals at entry doors.	☒ ☒ ☒ ☐	☐ ☐ ☐ ☐	☐ ☐ ☐ ☒	The proposal as recommended will comply. See assessment report
Daylight Access				
Objectives • To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development. • To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours. • To provide residents with the ability to adjust the quantity of daylight to suit their needs.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	
Design Practice • Plan the site so that new residential flat development is oriented to optimise northern aspect. • Ensure direct daylight access to communal open space between March and September and provide appropriate shading in summer.	☒ ☒	☐ ☒	☐ ☐	building separation has allowed for good solar access to communal open space within the site. The proposal is acceptable in this regard.

• 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 acing apartments and increase their window area; use light shelves to reflect light into deeper apartments.	☒	☒	☐	
• 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).	☒	☐	☐	Balconies overhead will satisfy shading requirements. Additionally, privacy / parapet walls have also been used to address shading.
• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.	☐	☐	☒	
• 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.	☐	☐	☒	
• Living rooms and private open spaces for at least 70% of apartments in a development should 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.	☒	☒	☐	The development provides 80.6% of units with solar access in excess of three hours
• Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed.	☒	☐	☐	The proposal complies.
• Developments which seek to vary from the minimum standards must demonstrate how site constrains and orientation prohibits the achievement of these standards and how energy efficiency is addressed.	☒	☐	☐	
Natural Ventilation				
Objectives • 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. • To provide natural ventilation in non-habitable rooms, where possible. • To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.	☒ ☒	☐ ☐	☒ ☐	
Design Practice • 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. • Utilise the building layout and section to increase the potential for natural ventilation. • Design the internal apartment layout to promote natural ventilation by: minimising interruptions in air flow through an apartment; grouping rooms with similar usage together. • Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. • Coordinate design for natural ventilation with passive solar design techniques. • Explore innovative technologies to naturally ventilate internal building areas or rooms. • Building depths which support natural ventilation typically range from 10-18 metres. • 60% of residential units should be naturally cross ventilated. • 25% of kitchens within a development should have access to natural ventilation. • Developments which seek to vary from the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved particularly in relation to habitable rooms.	☒ ☒ ☒ ☒ ☐ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐	The development achieves 61.4% At least 25% of kitchens have access to natural ventilation
Awnings and Signage				
Objectives • To provide shelter for public streets. • To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design	☒ ☒	☐ ☐	☐ ☐	
Design Practice *Awnings* • 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.				
• Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.	☒	☐	☐	
• Enhance safety for pedestrians by providing under-awning lighting.	☒	☐	☐	
Signage				
• Councils should prepare guidelines for signage based on the desired character and scale of the local area.	☐	☐	☒	
• Integrate signage with the design of the development by responding to scale, proportions and architectural detailing.	☒	☐	☐	
• Provide clear and legible way finding for residents and visitors.	☒	☐	☐	
Facades				
Objectives				
• To promote high architectural quality in residential flat buildings.	☒	☒	☐	
• To ensure that new developments have facades which define and enhance the public domain and desired street character.	☒	☒	☐	
• To ensure that building elements are integrated into the overall building form and façade design.	☒	☐	☐	
Design Practice				
• Consider the relationship between the whole building form and the façade and/or building elements.	☒	☐	☐	
• Compose facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character.	☒	☐	☐	
• 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.	☒	☐	☐	
• Express important corners by giving visual prominence to parts of the façade.	☒	☐	☐	
• Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.	☒	☐	☐	
• Coordinate security grills/screens, ventilation louvres and car park entry doors with the overall façade design.	☒	☐	☐	
Roof Design				
Objectives				
• To provide quality roof designs, which contribute				

to the overall design and performance of residential flat buildings.	☒	☐	☐	
• To integrate the design of the roof into the overall façade, building composition and desired contextual response.	☒	☐	☐	
• To increase the longevity of the building through weather protection.	☒	☐	☐	
Design Practice				
• Relate roof design to the desired built form.	☒	☐	☐	
• 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.	☒	☐	☐	
• Design roofs to respond to the orientation of the site.	☒	☐	☐	
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	
• Facilitate the use or future use of the roof for sustainable functions e.g. rainwater tanks, photovoltaics, water features.	☒	☐	☐	
• Where habitable space is provided within the roof optimise residential amenity in the form or attics or penthouse apartments.	☒	☐	☐	
Energy Efficiency				
Objectives				
• To reduce the necessity for mechanical heating and cooling.	☒	☐	☐	
• To reduce reliance on fossil fuels.	☒	☐	☐	
• To minimise greenhouse gas emissions.	☒	☐	☐	
• To support and promote renewable energy initiatives.	☒	☐	☐	
Design Practice				
Requirements superseded by BASIX.	☒	☐	☐	Plans to be consistent with BASIX certificates
Objectives				
• To ensure long life and ease of maintenance for the development.	☒	☐	☐	
Design Practice				
• Design windows to enable cleaning from inside	☒	☐	☐	

the building, where possible.				
• Select manually operated systems in preference to mechanical systems.	☒	☐	☐	
• Incorporate and integrate building maintenance systems into the design of the building form, roof and façade.	☐	☐	☒	
• Select durable materials, which are easily cleaned and are graffiti resistant.	☒	☐	☐	Walls are setback from the street frontages, with landscaping provided within building setbacks which will assist in minimising the incidences of graffiti.
• Select appropriate landscape elements and vegetation and provide appropriate irrigation systems.	☒	☐	☐	
• 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.	☒	☐	☐	The proposal will be conditioned to meet this requirement
Waste Management				
Objectives				
• To avoid the generation of waste through design, material selection and building practices.	☒	☒	☐	
• To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.	☒	☒	☐	
• To encourage waste minimisation, including source separation, reuse and recycling.	☒	☐	☐	
• To ensure efficient storage and collection of waste and quality design of facilities.	☒	☐	☐	As discussed in the assessment report, design change conditions are recommended to the location of the garbage area, which will assist in improving the amenity impacts associated with storage and collection of bins – these design change conditions will ensure that this test is met.
Design Practice				
• Incorporate existing built elements into new work, where possible.	☐	☐	☒	
• Recycle and reuse demolished materials, where possible. Specify building materials that can be reused and recycled at the end of their life.	☒	☐	☐	To be addressed by condition as discussed in the assessment report
• Integrate waste management processes into all stages of the project, including the design stage.	☒	☐	☐	
• 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.	☒	☐	☐	To be addressed by condition as discussed in the assessment report
• Prepare a waste management plan for green and putrescible waste, garbage, glass, containers and paper.	☒	☐	☐	

• 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.	☒	☐	☐	
• 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.	☒	☐	☐	
• Incorporate on-site composting, where possible, in self contained composting units on balconies or as part of the shared site facilities.	☒	☐	☐	
• Supply waste management plans as part of the DA submission.	☐	☐	☒	
Water Conservation				
Objectives				
• To reduce mains consumption of potable water.	☒	☐	☐	
• To reduce the quantity of urban stormwater runoff.	☒	☐	☐	
Design Practice				
• Requirements superseded by BASIX.	☒	☐	☐	