SEPP 65 – Residential Flat Design Code

The relevant provisions of the Code are considered within the following assessment table:

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.	☒ ☒	☐ ☐	☐ ☐	No subdivision is proposed. A condition requiring amalgamation of the two lots is recommended for any approval.
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.	☐ ☒	☒ ☐	☐ ☐	The height of the 5th floors of buildings C1 and C2 are not considered to respond to the desired character of the street and local area and are recommended to be deleted.
Building Depth				
Objectives • To ensure that the bulk of the development is in scale with the existing or desired future context. • To provide adequate amenity for building occupants in terms of sun access and natural ventilation. • To provide for dual aspect apartments.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Subject to the deletion of the 5th floors of buildings C1 and C2 the proposal is considered acceptable. Adequate solar access and natural ventilation is provided to the apartments. A number of apartments are dual aspect.
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.	☐ ☐ ☒ ☒	☒ ☐ ☐ ☐	☐ ☒ ☐ ☐	Buildings A1 and A2 comply with the maximum 18m internal plan depth. Buildings B1, B2, C1, C2, C3 and C4 exceed 18m internal plan depth when measured from their primary frontage being Elliott Street or the waterfront. Their depths are B1, B2 and C1 – 19.5m, C2 – 21.5m C3 – 24m and C4-38m. The non-compliant buildings are considered acceptable as they achieve satisfactory day lighting and natural ventilation. Of the non-compliant buildings, all the buildings except C4 have parts of the building that comply with the 18m depth due to a modulated design.
Building Separation				
Objectives • To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings. • To provide visual and acoustic privacy for existing and new residents. • To control overshadowing of adjacent properties and private or shared open space. • To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. • To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.	☒ ☐ ☒ ☒ ☒	☐ ☒ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Given the site has essentially three frontages and is on a steep slope acceptable building separation has been achieved with the use of additional privacy measures. The visual and acoustic privacy of the adjoining properties at 2 & 4 Broderick Street is not considered to be sufficiently protected therefore a condition has been recommended to require further fixed louver privacy screens on the southern elevation of building C4.. Sufficient open space and deep soil zones provided for building occupants.

Requirement	Yes	No	N/A	Comment
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). • 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.	☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☒ ☐ ☒ ☐ ☒	☒ ☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☒ ☒ ☒ ☒ ☐ ☒ ☐ ☐	4 Storeys 12m between habitable rooms/balconies There are non-compliances with the 12m control between parts of the following buildings: A1 & A2; A2 & B2; A2 & C4; C3 & C4, C2 & C3; B1 & C3, B1 & C2, B1 & B2 and B1 & C1. The non-compliances area ameliorated by use of solid walls, fixed privacy louvre screens and the orientation of buildings. Overall internal separation of buildings is considered acceptable as although not always complying with the numerical requirements other means have been used to provide visual and acoustic separation. 9m between habitable rooms/balconies and non-habitable rooms There are non-compliances with the 9m control between the following buildings: A2 & B2; B1 & C1 and B1 & B2. The non-compliances are ameliorated by use of solid walls to the bathrooms. Overall internal separation of habitable rooms/balconies and non-habitable rooms is considered acceptable as although not always complying with the numerical requirements other means have been used to provide visual and acoustic separation. 6m between non-habitable rooms Buildings A1 and A2 do not meet the 6m requirement between non-habitable rooms with a separation of 5m. However there are not considered to be any adverse amenity impacts as a result of this as building A2 has a blank wall with no windows. The 5th floors of buildings C1 and C2 do not comply with the separation requirements however the 5th floors are recommended to be deleted from the proposal. Step backs have been considered in measuring building separation. Given the shape of the site, the site essentially having three frontages and the steep slope of the land side and rear setback controls are not appropriate controls with regard to building separation in this instance. No internal courtyards proposed.
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. • To allow for street landscape character.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	

Requirement	Yes	No	N/A	Comment
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.	☒ ☒	☐ ☐	☐ ☐	Overshadowing of Broderick Street has been minimised where possible. The proposal will not overshadow Elliott Street due to the orientation of the site. There are no designated setbacks required to Broderick and Elliott Street. The setbacks provided are considered acceptable given that there is currently a nil setback to Broderick Street for the existing commercial building on site and minimal setbacks to the warehouse building to Elliott Street.
Side & Rear Setbacks				
Objectives • 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.	☒ ☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	There is no real side or rear to the site given that it fronts the waterfront, Broderick and Elliott Streets and is essentially triangular in shape. The proposal provides acceptable deep soil zones. Where possible existing mature vegetation has been retained and new planting of vegetation that will become mature over time is proposed. Acceptable visual and acoustic privacy provided as addressed under building separation, visual privacy and acoustic privacy within the RFDC assessment.
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.	☐ ☒	☐ ☐	☒ ☐	
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 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.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Proposal complies with the FSR development standard that applies to the site.
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.	☒ ☒	☐ ☐	☐ ☐	Adequate site analysis documentation has been provided with the application.
Deep Soil Zones				

Requirement	Yes	No	N/A	Comment
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.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	
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 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.	☒ ☐ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☒ ☐ ☐ ☐	Approximately 1186m2 of the actual development site (excluding foreshore dedicated land) is deep soil. This equates to 31.9% of the required 30% deep soil zone which complies.
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.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	Separation between public and private space is achieved through the use of different levels and planter beds and balcony/courtyard fencing.
Design Practice • Respond to the identified architectural character 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. • 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 and graffiti resistant.	☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	Public and private domain is achieved predominantly with planter bed setbacks. The only fencing proposed is to building A2 to provide safety adjacent to a light well. It is also recommended that new fencing be provided along the boundary between 2 Broderick Street and the development and dedicated foreshore area to provide privacy to 2 Broderick Street. Sandstone clad planter bed walls are proposed along the majority of the Broderick and Elliott Street frontages which is reasonably graffiti resistant and it will be partly overhung once planting is established.
Landscape Design				

Requirement	Yes	No	N/A	Comment
Objectives				
• To add value to residents' quality of life within the development in the forms of privacy, outlook and views.	☒	☐	☐	Some existing significant trees are to be retained and additional native planting is proposed.
• To provide habitat for native indigenous plants and animals.	☒	☐	☐	Appropriate stormwater conditions recommended to be imposed.
• To improve stormwater quality and reduce quantity.	☒	☐	☐	
• To improve the microclimate and solar performance within the development.	☒	☐	☐	
• 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 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.	☒	☐	☐	Appropriate landscaping proposed. A significant amount of the planting will be within the setback from the foreshore where the majority of the deep soil zones are located. Street trees to Elliott Street are proposed.
• Improve the energy efficiency and solar efficiency of dwellings and the microclimate of private open spaces.	☒	☐	☐	
• 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.	☒	☐	☐	A 150,000 litre rainwater reuse tank proposed within the development.
• Provide a sufficient depth of soil above paving slabs to enable growth of mature trees.	☒	☐	☐	
• Minimise maintenance by using robust landscape elements.	☒	☐	☐	
Open Space				
Objectives				
• 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.	☒	☐	☐	
• To provide a pleasant outlook.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
Design Practice • Provide communal open space with 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 provided within the site is approximately 14% within the site boundaries. Communal open space has only been included where it is considered usable. There are lots of areas within the site that although technically communal open space are too steep to utilise or comprise of garden beds which contribute to a landscape setting but are not overly useable. However the amount of communal open space when combined with the foreshore land to be dedicated is approximately 3892 or 31% of the site. Given that there are through site links to the foreshore dedicated land it is considered likely that residents will utilise this land as well.
• 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%.	☐	☒	☐	
• 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 proposed development will provide more activation of Broderick and Elliott Streets than the current development.
• To contribute positively to desired streetscape character.	☒	☐	☐	
• To support landscape design of consolidated open space areas.	☒	☐	☐	Amenity of existing development considered to be protected with appropriate conditions imposed where necessary as further addressed within this RFDC assessment. Solar access to 2 Broderick Street is considered acceptable. Existing buildings are built to the boundary of the site on Broderick Street. The proposed development will allow a setback from Broderick Street.
• To protect the amenity of existing development.	☒	☐	☐	
• To improve the amenity of existing development.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	Solar access to apartments is optimised, adequate building separation is provided.
• 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.	☒	☐	☐	Where possible living spaces and balconies are orientated to the north.
• Detail building elements to modify environmental conditions as required to maximise sun access in winter and sun shading in summer.	☒	☐	☐	Proposal complies with BASIX requirements.
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.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	The proposal was referred to Council's landscape officer who considers the proposed plant species and planter beds adequate.
• 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.	☐	☐	☒	
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				
Objectives • To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways.	☒	☐	☐	The proposed development is considered acceptable with regard to the stormwater management objectives. Appropriate conditions regarding stormwater management are recommended to be imposed on any consent.
• 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.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
Design Practice • Reduce the volume impact of stormwater on infrastructure by retaining it on site.	☒	☐	☐	A 150,000 litre rainwater re-use tank proposed.
• Optimise deep soil zones. All development must address the potential for deep soil zones.	☒	☐	☐	Deep soil zones provided within the site and within the foreshore dedicated land.
• 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.	☒	☐	☐	Appropriate conditions recommended for controlling erosion during construction and controlling stormwater on completion of building works.
• Reduce the need for expensive sediment trapping techniques by controlling erosion.	☒	☐	☐	
• Consider using grey water for site irrigation.	☒	☐	☐	
Safety				
Objectives • To ensure residential flat developments are safe and secure for residents and visitors.	☒	☐	☐	
• To contribute to the safety of the public domain.	☒	☐	☐	
Design Practice • 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.	☐	☒	☐	Clear lines of site are provided at entrance foyers except for within Building A1. The lower ground floor pedestrian access to the lift of building A1 to the rear of the retail space is not considered appropriate as there is no clear line of sight and requires pedestrians accessing buildings A1 and A2 to walk along a long pathway and around a corner which could become an entrapment point. A condition is recommended that this access be redesigned accordingly.
• 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.	☐	☒	☐	The access to the lift of buildings C1 is not very direct and not very clear on the plans. The lift access from the basement to building A1 is concealed and is required to be redesigned. Appropriate conditions are recommended accordingly.
• 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	☐	☒	☐	The proposal does not separate different uses within the car park. However given that the car park is required to be redesigned, a condition has been recommended requiring residential parking to be separated from the other uses with a secure roller shutter to the residential parking and a roller shutter to the entrance to the carpark from Elliott Street and appropriate security measures.

Requirement	Yes	No	N/A	Comment
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.	☐	☒	☐	Despite being requested to provide a formal crime risk assessment the applicant has not provided one. It is therefore recommended as a condition of consent that a formal crime risk assessment be carried out prior to a Construction Certificate being issued. Additionally, the Social Impact Statement dated 6 September 2013 prepared by Elton Consulting has addressed design for safety and security within their statement.
Visual Privacy				
Objectives • 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.	☒ ☒	☐ ☐	☐ ☐	
Design Practice • 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. • 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. • Use detailed site and building design elements to increase privacy without compromising access to light and air.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Visual privacy addressed further under building separation within RFDC assessment. Visual privacy to adjoining properties at 2 & 4 Broderick Street will be acceptable subject to the imposition of a condition requiring further fixed privacy louvers. The width between property boundaries on the northern and southern sides of Broderick Street is 10m, when combined with front setbacks to the proposed development and existing front setbacks of dwellings on Broderick Street, a separation of greater than 12m is achieved which complies with building separation requirements for developments up to 4 storeys. Appropriate visual privacy controls provided within the development.
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.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	Building entrances considered acceptable.

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	No details have been provided on the plans for letter box locations however an appropriate condition is recommended for them to be constructed and located in appropriate locations.
• Provide and design mailboxes to be convenient for residents and not to clutter the appearance of the development from the street.	☐	☒	☐	
Parking				
Objectives • To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport – public transport, bicycling and walking.	☐	☒	☐	Given that the ferry wharf on Elliott Street recently stopped operating there is no close public transport available, accordingly parking provision above the minimum rates are proposed. Closest bus routes are located uphill from the development. Bicycle parking is to be provided for the development. Appropriate rates of parking provided given that the site is located on a steep slope and there are no public transport facilities directly adjacent to the site. The location and design of the car parking has been integrated into the overall development.
• To provide adequate car parking for the building's users and visitors depending on building type and proximity to public transport.	☒	☐	☐	
• To integrate the location and design of car parking with the design of the site and the building.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	Appropriate numbers of parking spaces provided, refer to assessment within Leichhardt Development Control Plan 2000.
• Limit the number of visitor parking spaces, particularly in small developments where the impact on landscape and open space is significant.	☐	☐	☒	Proposal is not a small development. Appropriate provision of visitor parking within basement car park to be provided.
• 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.	☒	☐	☐	Underground parking provided.
• Where above ground 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.	☐	☐	☒	No above ground enclosed parking proposed.
• 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.	☐	☐	☒	No on grade parking proposed.
• Provide bicycle parking which is easily accessible from ground level and from apartments.	☒	☐	☐	Bicycle parking provided
Pedestrian Access				
Objectives				
• To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.	☒	☐	☐	The site provides good through site links and provides ramped access and lifts.
• 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.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
Design Practice • Utilise the site and its planning to optimise accessibility to the development. • 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. • 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. • Provide barrier free access to at least 20% of dwellings in the development.	☒ ☐ ☐ ☐ ☒ ☒ ☒ ☒ ☒ ☒	☐ ☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐	Accessible routes are provided throughout the development except from the main through site link from Elliott Street to the foreshore as there are stairs to the foreshore from between buildings C3 and C4. Due to the steep slope of the land it is not considered appropriate to provide ramped access down to the foreshore which would remove significant amounts of vegetation. The foreshore is still accessible through a through site link from Broderick Street through to Elliott Street and then along the public footpath down to the waterfront which will provide an accessible path along the waterfront. Given the constraints of the site with a steep slope the access provided is considered acceptable in this instance. All buildings except A2 are accessible to all levels through lift access through the car park and ramped internal pathways throughout the development. Building A2 will allow lift use of A1 lift to then use internal paths to access the ground floor commercial. The residential apartments of A2 are accessed via stairs from either Broderick Street or the lower ground level. Overall the development provides a sufficient level of access. No ground floor apartments proposed. Public rights of way to be provided through the site. Appropriate condition to be imposed requiring compliance with Access 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.	☒ ☒	☐ ☐	☐ ☐	All car parking and servicing is proposed through one driveway entrance from Elliott Street. Active use of the Elliott Street frontage is provided by limiting the basement entry and exit to one driveway location and providing basement parking.

Requirement	Yes	No	N/A	Comment
Design Practice • Ensure that pedestrian safety is maintained by minimising potential pedestrian/vehicle conflicts.	☒	☐	☐	One driveway is proposed.
• Ensure adequate separation distances between vehicular entries and street intersections.	☒	☐	☐	
• 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.	☒	☐	☐	Location of driveway on Elliott Street is the only appropriate location for vehicular access. Driveway width to be conditioned to comply with relevant Australian Standards. One driveway provided for entrance and exit.
• 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.	☐	☒	☐	No details provided of roller shutters to car park however a condition is recommended requiring roller shutters to be provided. Loading, and garbage collection areas will be screened as they will be located within the carpark. Driveway width to be conditioned to comply with relevant Australian Standards.
• Generally limit the width of driveways to a maximum of 6 metres.	☐	☐	☒	Most suitable location for vehicular entries is from Elliott Street as Broderick Street is too narrow. Pedestrian entries separated from driveway.
• 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.	☒	☐	☐	
• 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.	☒	☐	☐	
• 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	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.	☒ ☒ ☒ ☐ ☐ ☐ ☒ ☐	☐ ☐ ☐ ☒ ☒ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☒ ☐ ☒	2 apartments B2.103 and B2.203 do not comply with the requirement to be 8m from a window. They both have a distance of 8.3m from a window. The 2 apartments are single aspect due to their proximity to the proposed substation. The non-complying section of each apartment is likely to be used for a storage area and is considered to be acceptable in this instance. Both apartment are orientated north and are considered to receive sufficient light and ventilation. 15 (14%) apartments have the back of the kitchen greater than 8m from a window. (B2.103, B2.106, B2.206, B2.305, C2.101, C2.102, C2.201, C2.202, C2.301, C2.302, C4.103, C4.104, C4.203, C4.204, C4.302). The non-compliance vary from 0.4m to 1.3m. The non-compliances are considered acceptable in this instance as 8m measures to at least the middle of each kitchen and each kitchen also faces a 3.6m-4m wide openable door which is considered to allow acceptable light and ventilation to the rear of the kitchen. The width of the cross-over apartments are 5m internally and they are less than 15m deep.
Apartment Mix				
Objectives • To provide a diversity of apartment types, which cater for different household requirements now and in the future. • To maintain equitable access to new housing by cultural and socio-economic groups.	☒ ☒	☐ ☐	☐ ☐	Proposal provides for one, two and three bedroom dwellings and adaptable housing in accordance with Council's LEP 2000 diverse and adaptable housing requirements.
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). • 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. • 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.	☒ ☒ ☐ ☒ ☒	☐ ☐ ☐ ☐ ☐	☐ ☐ ☒ ☐ ☐	One, two and three bedroom apartments proposed as well as two storey three bedroom apartments. The applicant has provided an Economic report dated August 2013 by SGS Economics & Planning which supports their apartment mix. No ground level apartments permitted in Business zone. Number of adaptable units provided in accordance with LLEP 2000 requirements.
Balconies				

Requirement	Yes	No	N/A	Comment
Objectives • To provide all apartments with private open space.	☒	☐	☐	All apartments have private open space in the form of balconies which are functional spaces. The balconies are integrated into the design of the buildings and allow for causal surveillance.
• 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.	☒	☐	☐	A primary balcony is provided to each residential apartment. All primary balconies are located adjacent to main living areas.
• 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 livening – 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.	☒	☐	☐	Appropriately protected balconies proposed.
• 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.	☒	☐	☐	Appropriate condition to be recommended in regard to integrating 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).	☒	☐	☐	Plans do not show tap and gas points on primary balconies. However they could potentially be installed.
• 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.	☐	☐	☒	All balconies for 1 and 2 bedroom apartments have a minimum primary balcony depth of 2m whilst all 3 bedroom apartments have a minimum primary balcony depth of 2.4m.
• Require scale plans of balcony with furniture layout to confirm adequate, useable space when	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
an alternate balcony depth is proposed.				
Ceiling Heights				
Objectives • 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.	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	
Design Practice • 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.	☒ ☒ ☒ ☐ ☐ ☒ ☐ ☐ ☒ ☐ ☐	☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☒ ☐	☐ ☐ ☐ ☐ ☒ ☐ ☒ ☐ ☐ ☐ ☒	Provided ceiling heights are in accordance with recommended conditions they are considered acceptable. It is not desirable in this instance to provide higher ceilings as the intention is to keep the overall building heights as low as possible to minimise bulk and scale impacts and protect views to surrounding properties where possible. Use of large glazed windows and doors are proposed. The lowest floor of buildings A1, A2 and B2 have ceiling heights which would allow flexible use. The lowest floor of buildings B1, C1, C2 and C4 would be more restrictive for flexible usage due to lower ceiling heights however they would still be able to achieve minimum ceiling height requirements in accordance with the Building Code of Australia for other uses. Internal ceiling heights and slab levels to be conditioned at Construction Certificate stage. Appropriate conditions to be imposed in relation to not exceeding specific RLs for overall building heights which also relate to minimum ceiling height requirements. Recommended to be conditioned that commercial and retail uses have ceiling heights of 3.3m. Recommended to be conditioned that residential apartments and serviced apartments have ceiling heights of 2.7m for habitable rooms and 2.4m for non-habitable rooms. It is recommended that the second floor of building A2 which has a butterfly roof have its ceiling heights reduced to 2.4m at the lowest point, rising up to 2.7m at the north and south elevations and an associated reduction in overall roof height, this is to maximise opportunities to maintain water views from existing dwellings on the southern side of Broderick Street. Subject to compliance with recommended conditions the apartments will comply with recommended ceiling heights.

Requirement	Yes	No	N/A	Comment
Flexibility				
Objectives • To encourage housing designs which meet the broadest range of the occupants' needs as possible.	☒	☐	☐	Different apartments with a range of sizes and layouts is proposed. 10 adaptable apartments are also provided.
• To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.	☒	☐	☐	
• To encourage adaptive reuse.	☐	☐	☒	Existing buildings not appropriate for adaptive reuse.
• To save the embodied energy expended in building demolition.	☐	☒	☐	Existing buildings on site to be demolished.
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.	☐	☐	☒	There are no ground floor apartments due to the business zoning of the site which requires ground floor uses to be non-residential.
• To increase the housing and lifestyle choices available in apartment buildings.	☐	☐	☒	

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	The proposed development allows sufficient circulation.
• To facilitate quality apartment layouts, such as dual aspect apartments.	☒	☐	☐	A number of apartments are dual aspect.
• To contribute positively to the form and articulation of the building façade and its relationship to the urban environment.	☒	☐	☐	The proposed buildings are sufficiently articulated.
• To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	Circulation spaces considered acceptable.
• 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.	☐	☒	☐	No multiple cores provided as the size of each apartment building does not warrant multiple entries.
• 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.	☒	☐	☐	No long corridors proposed.
• 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.	☒	☐	☐	A maximum of 7 units accessed from a double loaded corridor.
Mixed Use				
Objectives • To support the integration of appropriate retail and commercial uses with housing	☒	☐	☐	The development includes retail, commercial and serviced apartment uses in conjunction with residential uses.
• To create more active lively streets and urban areas, which encourage pedestrian movement, service the needs of the residents and increase the area's employment base.	☒	☐	☐	Given that the site is surrounded by residential zoned land, the proposed design and location of retail and commercial uses is considered appropriate in this instance.
• To ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
Design Practice • To support a mix of uses that complement and reinforce the character, economics and function of the local area.	☒	☐	☐	The mix of uses is considered appropriate for the predominantly residential character of the immediate location.
• Choose a compatible mix of uses.	☒	☐	☐	
• Consider building depth and form in relation to each use's requirements for servicing and amenity.	☒	☐	☐	Building depth and form considered appropriate for future uses.
• 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.	☐	☒	☐	The proposed design of the basement car park which combines commercial and residential parking is not considered appropriate. It is recommended that the design of the basement be significantly changed however it would still separate loading operations from residential parking. Separated pedestrian entry to residential and commercial and retail uses is provided.
• 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.	☐	☒	☐	Due to the location of the site being surrounded by residential uses and the steep slope of the land, active uses fronting the street is only possible and appropriate on Elliott Street. The commercial and retail uses adjacent to Broderick Street provide active frontages within the development.
• 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.	☒	☐	☐	There is only 1 retail tenancy proposed which is not considered to result in any significant acoustic issues for the residential apartments above. The proposal will be required to comply with BCA requirements. The commercial and serviced apartment uses at ground level with residential above are considered acceptable.
• Recognising the ownership/lease patterns and separating requirements for purposes of BCA.	☒	☐	☐	A condition is recommended for any consent requiring compliance with the 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.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.	☐	☒	☐	57 units do not have 50% of storage space provided for within their apartment however overall each apartment is provided with sufficient storage when combined with basement storage and is therefore considered acceptable.
• 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.
	☒	☐	☐	Appropriate storage provided within units and within basement storage lockup areas allocated to specific units.

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.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.	☒ ☒ ☒ ☒ ☐	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☒	It is considered that adequate building separation and visual and acoustic privacy measures have been utilised throughout the development as addressed further under building separation and visual privacy within the RFDC assessment.
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. • 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. • Design for shading and glare control, particularly in summer: using shading devices such as eaves,	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	There are three main areas of communal open space on the site including the foreshore land which is to be dedicated as public open space. The other 2 areas are between buildings A2 and B2 and in front of building C3. All these spaces will be overshadowed at 9am on 21st June but will have some direct solar access in the afternoon particularly to the foreshore. The three areas will all have direct daylight access and have shading in summer provided by trees and landscape features.

Requirement	Yes	No	N/A	Comment
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).				
• Limit the use of light wells as a source of daylight by prohibiting their use as the primary source of daylight in habitable rooms.	☐	☐	☒	The proposal complies with BASIX requirements.
• 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 applicant has provided documentation that 70.2% (73) of apartments will receive 3 hours of sunlight between 9am and 3pm in mid-winter.
• Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed.	☒	☐	☐	3 (2.9%) apartments are single aspect with a southerly aspect.
• 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.	☒	☐	☐	

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	Siting and size of buildings considered appropriate to allow breezes and 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.	☒	☐	☐	62 (60%) of units are naturally cross ventilated.
• 25% of kitchen within a development should have access to natural ventilation.	☒	☐	☐	42 (40%) apartments have kitchens with 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.	☐	☐	☒	
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	☐ ☒	☐ ☐	☒ ☐	Awnings adjacent to Elliott and Broderick Streets not appropriate in this instance given that the site is surrounded by residentially zoned land. Subject to recommended conditions signage can be designed to be appropriate within the development.
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.	☐	☐	☒	Some of the buildings detail awnings/overhangs over the entrances however some do not. Appropriate conditions are recommended to be imposed requiring awnings to be provided.
• Contribute to the legibility of the residential flat development and amenity of the public domain by locating local awnings over building entries.	☐	☒	☐	Conditions are also recommended requiring the provision of appropriate lighting.
• Enhance safety for pedestrians by providing under-awning lighting. *Signage*	☐	☒	☐	Council does not have specific signage guidelines for the area. The applicant has proposed an integrated signage plan for commercial and retail tenancies, building identification signage for each building and directional signage within the development to provide directions to particular buildings.
• 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.	☒	☐	☐	No directional signage has been provided to direct the general public to the foreshore and from the foreshore through the development to Broderick and Elliott Streets however a condition has been recommended in this regard.
• Provide clear and legible way finding for residents and visitors.	☐	☒	☐	

Requirement	Yes	No	N/A	Comment
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.	☒ ☒ ☒ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☒ ☒	☐ ☐ ☐ ☐ ☐ ☐	The corner building on Broderick and Elliott Streets (Building A1) is provided prominence with its height, use of different materials and finishes on the façade and setting back the uppermost floor. Space is provided around the setback, particularly to Elliott Street for planting. No specific details of services such as drainage pipes provided therefore it is recommended that a condition be imposed in this regard. No details provided of security grills/screens, ventilation stacks and car park entry doors however appropriate conditions recommended to be imposed to require these details.
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.	☒ ☒ ☒	☐ ☐ ☐	☐ ☐ ☐	All the buildings except for A2 have a low pitched roof. Building A2 has a butterfly roof. The very low pitched roofs are to reduce height and bulk and preserve views where possible.

Requirement	Yes	No	N/A	Comment
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.	☒	☐	☐	The low pitched roofs are to reduce the bulk and scale of the development.
• 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.	☒	☐	☐	Lift over runs have been minimised where possible.
• 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.	☒	☐	☐	Roofs of buildings could be utilised in the future if required.
• 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.	☒	☐	☐	BASIX Certificates submitted as part of application.
• To reduce reliance on fossil fuels.	☒	☐	☐	
• To minimise greenhouse gas emissions.	☒	☐	☐	
• To support and promote renewable energy initiatives.	☒	☐	☐	
Design Practice Requirements superseded by BASIX.	☒	☐	☐	BASIX Certificates submitted as part of application.
Maintenance				
Objectives • To ensure long life and ease of maintenance for the development.	☒	☐	☐	Durable materials proposed.
Design Practice • Design windows to enable cleaning from inside the building, where possible.	☒	☐	☐	Main windows adjacent to balconies which will allow access for cleaning.
• 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 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.	☒	☐	☐	Appropriate condition recommended accordingly for a garden maintenance storage area.
Waste Management				

Requirement	Yes	No	N/A	Comment
Objectives				
• To avoid the generation of waste through design, material selection and building practices.	☐	☐	☒	Design, material selection and building practices are the decisions of the developer.
• To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.	☐	☒	☐	No construction and demolition waste management plan provided however recommended as a condition of consent for any approval.
• To encourage waste minimisation, including source separation, reuse and recycling.	☒	☐	☐	Separate bins will be provided for garbage and recycling.
• To ensure efficient storage and collection of waste and quality design of facilities.	☒	☐	☐	The design of the waste storage facilities will allow collection on site.
Design Practice				
• Incorporate existing built elements into new work, where possible.	☐	☒	☐	It is not possible or desirable to incorporate existing buildings on site into the development.
• Recycle and reuse demolished materials, where possible.	☐	☒	☐	No waste management plan provided for demolition of the buildings however a condition of consent to be imposed requiring a construction and demolition waste management plan which would result in recycling of some materials.
• Specify building materials that can be reused and recycled at the end of their life.	☐	☒	☐	
• 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.	☐	☐	☒	Not required at DA stage.
• Prepare a waste management plan for green and putrescible waste, garbage, glass, containers and paper.	☒	☐	☐	A waste management plan provided for ongoing waste management. Refer also to waste referral under referrals section of report.
• 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.	☒	☐	☐	Waste is to be stored in the basement and will therefore not be visible from the street.
• 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.	☒	☐	☐	The kitchen in each apartment will allow a sufficient waste storage area.
• Incorporate on-site composting, where possible, in self contained composting units on balconies or as part of the shared site facilities.	☐	☒	☐	No onsite composting proposed as part of the development however there is sufficient space to allow this in the future if desired.
• Supply waste management plans as part of the DA submission.	☐	☒	☐	Ongoing waste management plan provided however a construction and demolition waste management plan will be recommended as a condition of any consent.
Water Conservation				
Objectives				
• To reduce mains consumption of potable water.	☒	☐	☐	Water efficient fixtures required in accordance with BASIX requirements.
• To reduce the quantity of urban stormwater runoff.	☒	☐	☐	A rainwater re-use tank is provided within the development.
Design Practice • Requirements superseded by BASIX.	☒	☐	☐	BASIX Certificates submitted as part of application.