Consideration of Draft changes to SEPP 65: Design Quality of Residential Flat Development (Amendment 3)

- The proposed application has reviewed the performance outcomes proposed in the Draft changes to SEPP 65 October 2014.
- The Draft changes require adoption of the Apartment Design Guide as a complementary document to SEPP 65 and propose the inclusion of Clause 6A within the SEPP indicating that 'Development Control Plans cannot be inconsistent with the Apartment Design Guide'.
- The complementary Apartment Design Guide is proposed to comprise 5 parts: Parts 1 (Identifying Context) and 2 (Developing Controls) act as a formative guide for Local Councils. Parts 3 (Siting the Development) and 4 (Designing the Building) pertain to performance outcomes and Part 5 (Design Review Panels) facilitates the mode of assessment.
- The application has been assessed under the prevailing statutory planning controls at the date of submission and with the primary controls required by SEPP Seniors Living and the current SEPP 65 enabling the highest standard of planning outcomes which respond to the proposed guiding principles of the Draft changes to SEPP 65 being; 1/Context and Neighbourhood Character, 2/Built Form and Scale, 3/Density, 4/Sustainability, 5/Landscape, 6/Amenity, 7/Safety, 8/Housing Diversity and Social Interaction, 9/Architectural Expression.
- The guiding principles are supported through the performance outcomes under Parts 3 and 4 of the Apartment Design Guide and their application to the proposed project at 27A Stewart Street are indicated below.

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Reference Criteria	Acceptable Solutions	Application to DA 2014/956 Seniors Living Project : 27A Stewart Street Wollongong
3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	1. Each element in the Site Analysis Checklist is addressed	All components of site analysis as per checklist have been addressed. Complies
3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	 Buildings along the street frontage define the street, by facing it and incorporating direct access from the street. Where the street frontage is to the east or west, rear buildings are orientated to the north Where the street frontage is to the north or south, overshadowing to the south is minimised and buildings behind the street frontage are orientated to the east and west. 	The proposed building footprint is orientated around the perimeter of the site which has allowed for the placement of a well lit central courtyard between the Howard Court and Howard Court 2 buildings. Complies
3B-2 Overshadowing of neighbouring properties is minimised during mid winter	 Living areas, private open space and communal areas receive solar access in accordance with sections 3D Communal and public open space and, 4L Solar and daylight access Solar access to living rooms, balconies and private open spaces of neighbours is protected Where an adjoining property does not currently receive 3 hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20% If the proposal will reduce the solar access of neighbours, building separation is increased beyond minimums contained in section 3F Visual privacy Overshadowing is minimised to the south or downhill by increased upper level setbacks Buildings are orientated at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development A minimum of 4 hours of solar access is retained to solar 	Allocation of the central communal open space courtyard provides for increased building separation in acknowledgement of the orientation of the existing Howard Court development towards the west. In addition, submitted shadow diagrams & overshadowing exercises submitted with the DA resulted in all units to the adjacent Howards court building to the west retain min 3 hrs sunlight. The units that exceeded 3 hrs were also retained. Complies

	collectors on neighbouring buildings	
3C-1 Transition between private and public	1. Terraces, balconies and courtyard apartments have direct	The orientation of all dwellings towards the street, the
domain is achieved without compromising safety	street entry, where appropriate	park or the communal open space area will maximise
and security	2. Changes in level between private terraces, front gardens and	opportunities for surveillance of the public domain
	dwelling entries above the street level provide surveillance and	and entranceways.
	improve visual privacy for ground level dwellings.	
	3. Upper level balconies and windows overlook the public	Secure pedestrian access is provided through the
	domain	main foyer leading from Stewart Street or from the
	4. Front fences and walls along street frontages use visually	southern lifts accessed via the car parking area.
	permeable materials and treatments. The height of solid fences	Access to all areas will be secured.
	or walls is limited to 1 m	Complies
	5. Length of solid walls is limited along street frontages	
	6. Opportunities for casual interaction between residents and the	
	public domain is provided for, design solutions may include	
	seating at building	
	entries, near letter boxes and in private courtyards adjacent to	
	streets	
	7. In developments with multiple buildings and/or entries,	
	pedestrian entries and spaces associated with individual	
	buildings/entries are differentiated to improve legibility for	
	residents, using a number	
	of the following design solutions:	
	architectural detailing	
	changes in materials	
	• plant species	
	• COlours	
	8. Opportunities for people to be concealed are minimised	
3C-2 Amenity of the public domain is retained and	1. Planting softens the edges of any raised terraces to the street,	Clear pedestrian paths link Stewart Street & Ploneer
ennancea	Tor example above sub-basement car parking	park to the public courryard area
	2. Mail boxes are located into bobles, perpendicular to the street	The absence of a basement provides the enperturity
	and the provided	of doop soil planting in the public domain grad
	3 The visual prominence of underground car park vents is	allowing the use of mature species for the definition of
	s. The visual prominence of onderground car park verifs is	the garden greas. This glong with the addition of
	A Substations, pump rooms, aarbage storage areas and other	raised planter boxes & grassed greas enhance the
	4. Substations, pump rooms, galadge storage areas and other	nublic space 8 provide sufficient recreational area
	view	Complies
	5. Ramping for accessibility is minimised by building entry location	
	and setting around floor levels in relation to footpath levels	
	6. Durable, graffiti resistant and easily cleanable materials are	
	used	
	7. Where development adjoins public parks, open space or	
	bushland, the design positively addresses this interface and uses	
	a number of the following design solutions:	
	• street access, pedestrian paths and building entries which are	
	clearly defined	
	• paths, low fences and planting that clearly delineate between	
	communal/private open space and the adjoining public open	

 minimal use of blank walls fences and around level parking 	
• Infinitial data protection of our agriculture device and global to ground level is	
b. Of sloping sines protocol of car parking above growthing	
	.
3D-1 Communal open space is consolidated, well 1. Communal open space has a minimum area equal to 25% of A total communal open space area of 1002m2	2 IS
configured and designed the site. provided (880m2 on the ground floor and 122m	n2 on
2. Communal open space is consolidated into a recognisable level 5). 23% of total site	
and usable area	
3. Communal open space is co-located with deep soil areas The communal open space area is northern fa	cing,
4. Solar access is provided to 50% of the principal useable portion with the majority of this area receiving 3 hours of	of sun
of the communal open space for a minimum of 2 hours between on June 21 as demonstrated in the shadow an	alysis
9 am and 3 pm in midwinter plan submitted.	
5. Direct, equitable access is provided to communal open space Complies	
areas from common circulation areas, entries and lobbies	
6. Where communal open space cannot be provided at ground	
level, it is located on a podium or roof	
3D-2 Communal open space can be used for a 1 Eacilities are provided for a range of age groups where size The central courtward provides activity for resid	lents
range of activities	1&
• section of crimery with	~
barbeque greas	
play equipment or play areas	
• swimming pools gyms tennis courts or common rooms	
2 Licentian of facilities responds to microcolimate and site	
2. Execution of the care is point in the response to support and the support and	
conditions with access to surfin wither, shade in surfiner and	
sheller from strong winds and down drafts	
3. Impacts of services are minimised, including location of	
ventilation duct outlets from basement car parks, electrical	
substation and detention tanks	
3D-3 Safety of communal open space is maximised 1. Communal open space and public domain is readily visible The orientation of some dwelling balconies tow	/ards
from habitable rooms and private open space areas while the communal open space area will maximise	
maintaining visual privacy, design solutions may include: opportunities for surveillance & safety.	
• bay windows Complies	
corner windows	
• balconies	
2. Communal open space is well lit	
3. Where communal open space/facilities are provided for	
children and young people they are safe, well lit and contained	
3D-4 Public open space, where provided, responds 1. Space is well connected with public streets along at least one The communal open space has been threade	d
to the existing pattern and uses of the edge throughout the ground level to enhance the edge	ntries,
neighbourhood 2. Space is connected with nearby parks and other landscape continuity and circulation. Its central location r	neans
elements or linked through view lines, pedestrian desire paths, the solar access is sufficient & it's protected fro	m
termination points and the wider street grid strong winds. As a result the proposed building	is
3. Solar access is provided year round and space is protected orientated around the permitter addressing the	e
from strong winds existing streetscape & amenity.	
4. A range of uses are provided for people of all ages Complies	
5. A positive street address and active street frontages are	
l provided adjacent to public open space	

	and private areas	
3E-1 Deep soil zones are suitable for healthy plant and tree growth, improve residential amenity and promote management of water and air quality	 Deep soil zones meet the requirements as shown in Table 1 Deep soil zones are located to retain existing significant trees and allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: basement and sub basement car park design that does not fully cover the site use of front and side setbacks 	 SEPP65 table 1 specifies min 15% deep soil for sites over 1500sqm. 826m2 of deep soil landscaping is provided on the site, which equates to 19% of the site. Complies
	 adequate clearance around trees to ensure long term health co-location with other deep soil areas on adjacent sites 	
3E-2 Deep soil zones allow for limited servicing and access	 Pedestrian pathways and paving which is specifically designed for tree root growth occupies a maximum of 10% of the deep soil zone. Services are limited to a maximum 300mm diameter consolidated services trench 	The proposal defined in the landscape architects drawings is complying or capable of compliance. Complies
3F-1 Visual separation distances are shared equitably between neighbouring sites, providing reasonable levels of external and internal visual privacy	 New development is located and oriented to maximise visual privacy between on site and neighbouring buildings. Design solutions include: side and rear setbacks site layout and building orientation minimise privacy impacts on sloping sites, apartments on different levels have appropriate visual separation distances. Unimpeded space is provided in front of windows and balconies to ensure visual privacy is achieved. Privacy separation distances between residential and commercial buildings meet the above required separation distances as follows: retail, office spaces and commercial balconies -habitable room distances Apartment buildings should have an increased separation distance of 3m when adjacent to a zone permitting lower density residential development. Direct lines of sight are avoided for windows and balconies across corners For small infill sites where it is demonstrated that privacy separation distances cannot be achieved, minimum separation distances for rooms such as secondary bedrooms and studies are: 4.5m for up to 12m (4 storeys) 7m for up to 25m (5-8 storeys) 9m for over 25m (9 storeys+) The above dimensions should be used as a guide when sizing light wells 	The majority of balconies within the proposed building development are orientated towards the road frontages or park and for those limited number of balconies which face east a significant separation distance is provided as per SEPP65 requirements. Complies
3F-2 Site and building design elements increase privacy without compromising access to light and air,	1. Communal open space, common areas and access paths are separated from windows to apartments, particularly habitable room windows.	All residential apartments will be sited at Level 2 and above, providing acoustic and spatial separation from public communal open spaces, car parking

balance outlook and views from habitable rooms and private open space	Design solutions may include: • setbacks • windows offset from the windows of adjacent buildings • recessed balconies and/or vertical fins between adjacent balconies • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies 2. Balconies and private terraces are located in front of living rooms to increase internal privacy	areas and access driveways. Complies
3G-1 Building entries and pedestrian access connects to and addresses the public domain	 Multiple entries (including communal building entries and individual ground floor entries) are provided to activate the street edge Entry locations relate to the street and subdivision pattern and the existing pedestrian network Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries Where street frontage is limited and multiple buildings are located on the site, a primary street address is provided with clear sight lines and pathways to secondary building entries 	Pedestrian access is available directly from Stewart St via stairs or a disabled ramp connecting the proposed public courtyard and internal program. There is additional connection & access to the public courtyard space via Pioneer park to the south. Complies
3G-2 Access, entries and pathways are equitable and easy to identify	 Building access areas including lift lobbies, stairwells and hallways are clearly visible from the public domain and communal spaces The design of ground floors and underground car parks minimise level changes along pathways and entries Steps and ramps are integrated into the overall building and landscape design For large developments 'way finding' maps are provided to assist visitors and residents For large developments electronic access and audio/video intercom is provided to manage access 	The pedestrian entrance to the residential units is available from Stewart Street, whilst access to the cafe is available from Stewart St and Kembla St. All entrances are clearly defined. The development incorporates 2 lift cores each servicing 3-10 apartments per floor. Lift access is provided from all units to the lobby and car parking area. A disabled access ramp from the lobby then leads to the Stewart Street footpath. Complies
3G-3 Pedestrian links through developments provide access to streets and connect destinations	 Pedestrian links through sites facilitate direct connections to main streets, centres and public transport Pedestrian links are direct, have clear sight lines, are overlooked by habitable rooms or private open spaces of dwellings, are well lit and contain active uses, where appropriate 	Pedestrian links through the proposed site connect Kembla Street, Stewart Street & Pioneer park in relation to the central public courtyard area. Complies

3H-1 Vehicle access points are designed and located to achieve safety and high quality streetscapes	 Car park access is integrated with the building's overall facade, design solutions may include: the materials and colour palette minimise visibility from the street security doors or gates at entries that minimise voids in the facade where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed Car park entries are located behind the building line Vehicle entries are located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout Car park entry and access is located on secondary streets or lanes where available Vehicle standing areas that increase driveway width and encroach into setbacks are avoided Access point locations avoid headlight glare to habitable rooms Adequate separation distances are provided between vehicular entries and street intersections The width of vehicle access points is limited to the minimum Visual impact of long driveways is minimised through changing alignments and screen planting The requirement for large vehicles to enter or turn around within the site is avoided Garbage collection, loading and servicing areas are screened 	Vehicle access will be via an ingress/egress from Kembla Street, with a further egress sited to the south of the site also leading to Kembla Street. Two levels of car parking (ground Level and Level 1) will be provided. The vehicular access arrangements have been designed to accommodate the simultaneous swept turning path requirements of a B85 and a B99 design vehicle as specified in <i>AS2890.1</i> , allowing them to enter and exit the site and the internal ramp in a forward direction at all times and independently. Complies
3H-2 Conflicts between pedestrians and vehicles are avoided 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and	 The width and number of vehicle access points are as narrow and as few as possible Clear sight lines are provided at pedestrian and vehicle crossings Traffic calming devices such as changes in paving material or textures are used where appropriate Pedestrian and vehicle access is separated and distinguishable. Design solutions may include: changes in surface materials level changes the use of landscaping for separation Number of car parking spaces meet the requirements as shown in Table 2 where applicable 	Separation of pedestrian and vehicular entrance points are provided with the proposed building providing safe access Complies Proposed building has 76 residential spaces and 5 retail spaces. All residential parking is adaptable.
3J-2 Parking and facilities are provided for other	 Number of visitor spaces are limited, particularly in basements, to 1 space per every 10 apartments Where a car share scheme operates locally, provide car share parking spaces within the car park or on street. Car share spaces may be provided in lieu of the required number of car Conveniently located and sufficient numbers of parking spaces 	In total, the proposed development contains 75 apartments and 81 parking spaces and therefore referral to the RMS is not required. Complies Not Applicable. Seniors housing

modes of transport	are provided for motorbikes and scooters	
	ale provided for motorbices and scoolers	
	2. Secure undercover bicycle parking is provided that is easily	
	accessible from both the public aomain and common areas	
	3. Conveniently located charging stations are provided for	
	electric vehicles, where desirable	
3J-3 Car park design and access is safe and	1. Car park contains supporting facilities including garbage, plant	The geometric design layout of the proposed car
secure	and switch rooms, storage areas and car wash bays, which can	parking facilities have been designed to comply with
	be accessed without crossing car parking spaces	the relevant requirements specified in the Standards
	2. Direct, clearly visible and well lit access is provided into	Australia publication in respect of parking bay
	common circulation areas	dimensions, ramp gradients and aisle widths.
	3. A clearly defined and visible lobby or waiting area is provided	Complies
	to lifts and stairs	
	4. For larger car parks, safe pedestrian access is clearly defined	
	and circulation areas have good lighting, colour, line marking	
	and/or bollards	
3J-4 Visual and environmental impacts of on-arade	1. On-grade car parking is avoided	Car parking is provided on around & level 1 to
car parking are minimised	2. Where on-arade car parking is unavoidable, the following	minimise the level of excavation & maximise the deep
	desian solutions are used:	soil area for the site
	• parking is located on the side or rear of the lot away from the	
	primary street frontage	The car park has been successfully screened with
	• cars are screened from view of streets buildings communal	permanent public artworks along Kembla St to add
	and private open space areas	gesthetic appeal & public interest
	• safe and direct access to building entry points is provided	
	parking is incorporated into the landscape design of the site by	Vehicle access will be via an ingress/earess from
	extending planting and materials into the car park space	Kembla Street with a further early sited to the south
	• stormwater run off is managed appropriately from car parking	of the site also loading to Kombla Street
	surfaces	Complies
	• big swales, rain gardens or on site detention tanks are provided	Complies
	where appropriate	
	 light coloured naving materials or normagble paying systems 	
	• light colored paying materials of permeable paying systems	
	are used and shade frees are planted between every 4-5 parking	
	reduce increased surface temperatures from large areas of	
3J-5 Visual and environmental impacts of	1. Excavation is minimised through efficient car park layouts and	Not Applicable.
unaergrouna car parking are minimisea	ramp aesign	
	2. Car parking layout is well organised, using a logical, efficient	
	structural grid and double loaded aisles	
	3. Protrusion of car parks does not exceed 1 mabove ground	
	level, design solutions may include stepping car park levels or	
	using split levels on sloping sites	
	4. Natural ventilation is provided to basement and sub basement	
	car parking areas	
	5. Ventilation grills or screening devices for car parking openings	
	are integrated into the facade and landscape design	
3J-6 Visual and environmental impacts of above	1. Exposed parking is not located along primary street frontages	The car park has been successfully screened with
ground enclosed car parking are minimised	2. Screening, landscaping and other design elements including	permanent public artworks along Kembla St to add
	public art are used to integrate the above ground car parking	aesthetic appeal & public interest. Parking on level 1 is

4A-1 Arrange of apartment types and size is provided to cater for different household types now and into the future 1. The apartment mix is appropriate, taking into consideration: the distance to public transport, employment and education centres the distance to public transport, employment and education centres the current maxed commodates units that in and education centres the current maxed appropriate residential events that in and education centres the current maxed appropriate residential events that in an education centres the current maxed appropriate residential events that in an education centres the current maxed appropriate residential events that in an education centres the current maxed appropriate residential events that in an education centres the current maxed appropriate residential events that in an education centres the current maxed appropriate residential events that in an education centres the current maxed appropriate residential events the current appropriate residential events provided to current appropriate residential events provided for appropriate residential events provided for appropriate residential formities and group households With consideration: Mixed appropriate residential events provides for: 77% 286D units 23% 38ED units 23% 38ED units 23% 38ED units 23% 38ED units 20% 38ED adaptable units. 4A-2 The apartment mix is distributed to suitable locations within the building 1. Different opartment types are located to achieve successful facade composition and to optimis solar access. All proposed residential levels provide a mix of 28EE 38ED adaptable units. 4B-1 Street frontage activity is maximised where ground floor apartments are located 1. Direct street access is provided to ground floor apartments events the building. Design solutions may include: to adaptable units. All proposed resid		 with the facade. Design solutions may include: car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) car parking that is 'wrapped' with other uses, such as retail, commercial or two storey SOHO units along street frontage. Positive street address and active frontages are provided at around level 	screened via landscaped planter boxes & greenery. Complies
4A-2 The apartment mix is distributed to suitable locations within the building 1. Different apartment types are located to achieve successful facade composition and to optimise solar access. All proposed residential levels provide a mix of 2BEE 3BED adaptable units. 48-1 Street frontage activity is maximised where ground floor apartments are located 1. Direct street access is provided to ground floor apartments 2. Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street and foyer entrances to ground floor apartments • private open space is next to the street • doors and windows face the street 3. Retail or home office spaces are located along street frontages Not Applicable. (No ground floor units) 48-2 Design of ground floor apartments delivers amenity and safety for residents 1. Privacy and safety is provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by a maximum of 1m • londscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior Not Applicable. (No ground floor units)	4A-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	 The apartment mix is appropriate, taking into consideration: The distance to public transport, employment and education centres The current market demands and projected future demographic trends The demand for social and affordable housing different cultural and socioeconomic groups A variety of apartment types is provided Flexible apartment configurations, such as dual key apartments, are provided to support diverse household types and stages of life including single person households, families, multi- generational families and group households 	With consideration that building use will be seniors housing, the current mix accommodates units that are required to be adaptable with sufficient space. As a result, the current apartment mix provides for: 77% 2BED units 23% 3BED units Complies
4B-1 Street frontage activity is maximised where ground floor apartments are located 1. Direct street access is provided to ground floor apartments Not Applicable. (No ground floor units) 4B-1 Street frontage activity is maximised where ground floor apartments are located 1. Direct street access is provided to ground floor apartments Not Applicable. (No ground floor units) 4B-2 Design of ground floor apartments delivers amenity and safety for residents 1. Privacy and safety is provided without obstructing casual surveillance. Design solutions may include: Not Applicable. (No ground floor units) 4B-2 Design of ground floor apartments delivers amenity and safety for residents 1. Privacy and safety is provided without obstructing casual surveillance. Design solutions may include: Not Applicable. (No ground floor units) • elevation of private gardens and terraces above the street level by a maximum of 1m • elevation of private gardens and terraces above the street level by a maximum of 1m • landscaping and private courtyards • windows ill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior	4A-2 The apartment mix is distributed to suitable locations within the building	 Different apartment types are located to achieve successful facade composition and to optimise solar access. Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available 	All proposed residential levels provide a mix of 2BED & 3BED adaptable units. Complies
4B-2 Design of ground floor apartments delivers amenity and safety for residents 1. Privacy and safety is provided without obstructing casual surveillance. Design solutions may include: Not Applicable. (No ground floor units) • elevation of private gardens and terraces above the street level by a maximum of 1m • landscaping and private courtyards Not Applicable. (No ground floor units) • integrating balustrades, safety bars or screens with the exterior • integrating balustrades, safety bars or screens with the exterior	4B-1 Street frontage activity is maximised where ground floor apartments are located	 Direct street access is provided to ground floor apartments Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: both street and foyer entrances to ground floor apartments private open space is next to the street doors and windows face the street Retail or home office spaces are located along street frontages 	Not Applicable. (No ground floor units)
design 2. Solar access is maximised through: high ceilings and tall windows trees and shrubs that allow solar access in winter and shade in summer 	4B-2 Design of ground floor apartments delivers amenity and safety for residents	 Privacy and safety is provided without obstructing casual surveillance. Design solutions may include: elevation of private gardens and terraces above the street level by a maximum of 1m landscaping and private courtyards window sill heights that minimise sight lines into apartments integrating balustrades, safety bars or screens with the exterior design Solar access is maximised through: high ceilings and tall windows trees and shrubs that allow solar access in winter and shade in summer Design solutions for front building facades may include: 	Not Applicable. (No ground floor units)

the street while respecting the character of the local area 4C-2 Building functions are expressed by the facade	 a composition of varied building elements a defined base, middle and top of buildings revealing and concealing certain elements changes in texture, material, detail and colour to modify the prominence of elements Building services are integrated within the overall facade Building facades have appropriate scale, rhythm and proportion to the streetscape and human scale. Design solutions may include: well composed horizontal and vertical elements variation in floor heights to enhance the human scale elements that are proportional and arranged in patterns public artwork or treatments to exterior blank walls grouping of floors or elements such as balconies and windows on taller buildings Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals Building entries are clearly defined Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or increased height The apartment layout is expressed through facade features such as party walls and floor slabs 	Entries into the building are clearly defined along both Kembla & Stewart street with a strong articulation of materials change and building form. Materials vary from glazing, hit & miss brickwork, large format brick roman proportion, brickwork textured bond rectangular patterns & permanent public artworks. Complies
4D-1 Roof treatments are integrated into the building design and positively respond to the street 4D-2 Opportunities to use roof space for residential accommodation and open space are maximised	 Roof design relates to the street. Design solutions may include: special roof features and strong corners use of skillion or very low pitch hipped roofs breaking down the massing of the roof by using smaller elements to avoid bulk using materials or a pitched form complimentary to adjacent buildings Roof treatments are integrated with the building design. Design solutions may include: roof design is proportionate to the overall building size, scale and form roof materials compliment the building service elements are integrated Habitable roof space is provided with good levels of amenity. Design solutions may include: 	Proposed roof design addresses the existing streetscape. Complies Upper level roof space has been designed to accommodate both private & communal open
	 penthouse apartments dormer or clerestory windows openable skylights 2. Open space is provided on roof tops subject to 	space. Skylights to individual units have also been provided to allow for additional solar access. Complies

	acceptable visual privacy, comfort levels, safety	
4D-3 Roof design incorporates sustainability features	 Roof design maximises solar access to apartments during winter and shade during summer. Design solutions may include: the roof lifts to the north eaves and overhangs shade walls and windows from summer sun Skylights and ventilation systems are integrated into the roof design Beinwater tapks are loggted on roofs where persible 	Proposed roof design provides maximum solar access to units whilst also providing shading to some private balconies during summer. Complies
4E-1 Landscape design is viable and sustainable	 1. Landscape design is environmentally efficient and may include: bio-filtration gardens appropriately planted shading trees areas for residents to plant vegetables and herbs composting green roofs or walls 2. Ongoing maintenance plans are prepared 3. Microclimate is enhanced by: appropriately scaled trees located on the eastern and western elevations for shade a balance of evergreen and deciduous trees to provide shading in summer and solar access in winter shade structures such as pergolas for balconies and courtyards 4. Tree and shrubs selection considers size at maturity and the potential for roots to overlap 	The absence of a basement provides the opportunity of deep soil planting in the public domain area allowing the use of mature species for the definition of the garden areas. In addition, several articulated vertical planter boxes provides a rhythm than interconnects all the communal areas in the building while providing a treated and green face to the adjoining residential building, whilst also connecting upper level green communal roof areas. All first floor parking is screened via raised planter boxes that provide a softened landscaped edge. Complies
4E-2 Landscape design contributes to the streetscape and amenity	 Landscape design responds to the existing site condition and includes retaining: changes of levels views significant landscape features including trees and rock outcrops Significant landscape features are protected by: tree protection zones appropriate signage and fencing during construction Plants selected are endemic to the region and reflect the local ecology 	The proposed design retains existing trees located along Kembla & Stewart street that provide shade & a softened landscaped edge. Complies
4F-1 To contribute to the quality and amenity of communal and public open spaces	 Building design incorporates opportunities for planting on structures. Design solutions may include: green walls with specialised lighting for indoor walls wall design to incorporate planting green roofs, particularly where roofs are visible from the public domain planter boxes 	Proposed articulated vertical planter boxes provides a rhythm than interconnects all the communal areas in the building while providing a treated and green face to the adjoining residential building. Complies
4F-2 Plant growth is maximised with appropriate selection and maintenance	 Plants are suited to site conditions, considerations include: drought and wind tolerance seasonal changes in solar access 	All plants are have been selected by appropriateness as per submitted Landscape architects plan. Complies

	 modified substrate depths for a diverse range of plants 	
	2. A landscape maintenance plan is prepared	
	3. Irrigation and drainage systems respond to:	
	changing site conditions	
	soil profile and the planting regime	
	• whether rainwater, stormwater or recycled arev water is used	
4E 3 Appropriate soil profiles are provided	1. Structures are reinforced for additional saturated soil weight	Appropriate seil provisions for use of planter bayes 8
	2. Soil volume is appropriate for plant growth, considerations	mature species defined in the Landscaped
		archite sturgl plans submitted are earchile of
	Include,	architectoral plans sobrinned are capable of
	• depins and widths are modified according to	
	the planting mix and irrigation trequency	Complies
	tree draining and long soil life span	
	 free anchorage is encouraged 	
	3. Minimum soil standards for plant sizes, are provided in	
	accordance with Table 4	
4G-1 Universal design features are included in	1. Developments achieve a benchmark of 20% of total	All units are classified as senior housing requiring all
apartment design	apartments incorporating the silver level universal design features	layouts to be adaptable & therefore comply with min
	in Table 5	20% silver level design.
	Table 5 Universal design solutions:	Complies
	Safe and continuous levelled path to entrances	•
	Accessible entry door with a minimum 820mm clear opening	
	width and a step-free threshold	
	Level landing area of 1200mm x 1200m at the entrance door	
	Internal doors with a minimum 820mm clear opening width and a	
	step-free transition between surfaces	
	Internal corridors with a minimum of 1000mm cloar width	
	Stop free shower recess	
	Step field shower recess	
	bainiooni wali is reiniorcea foi grab rails around the folier, shower	
	ana pasin A tailat is service al section area and an areter laval is resultioned.	
	A toller is provided on the ground of entry level in multi-level	
	apartments that provides:	
	minimum clear width of 900mm between walls	
	• minimum clear circulation space forward of the foilet pan of	
	1200mm (excluding the door swing)	
4G-2 A variety of apartments with adaptable	1. Adaptable housing is provided in accordance with the	All units & parking requirements are adaptable &
designs	relevant council policy	therefore comply.
are provided	2. Adaptable apartment design solutions may include:	Complies
	 convenient access to communal and public areas 	
	 high level of solar access 	
	• minimal structural change and residential amenity loss when	
	adapted	
	Iarger car parking spaces for accessibility	
	• parking is titled separately from apartments or there are shared	
	car parking arrangements	
4G-3 Apartment layouts are flexible and	1. Apartment design incorporates flexible design solutions which	All units & parking requirements are adaptable &
accommodate a range of lifestyle needs	may include:	therefore are flexible in unit arrangement
	• rooms with multiple functions	Complies
	dual master bedroom apartments with separate bathrooms	
	additionation bedroom apainterna with separate barrioons	1

	 larger apartments with various living space options dual key apartments which are separate but on the same title 	
	• open plan 'loft' style apartments with only a fixed kitchen,	
44.1 Now additions to existing buildings are	laundry and bathroom	The eastern and of the existing building is to be
contemporary and complementary	new elements alian with the existing building	retained and incorporated / interaraded into the
	additions complement the existing scale, proportion, pattern,	proposed new design.
	form and rhythm	Complies
	 use of contemporary materials and finishes 	
	2. There is clear separation of the old and new	
	3. Existing significant tablic is exposed with well designed	
	4 New additions allow for the interpretation and future evolution	
	of the building	
4H-2 Adapted buildings provide residential	1. Considered features are incorporated into adapted buildings	Not Applicable.
amenity	to make up for any physical limitations, to ensure residential	
while not precluding future adaptive reuse	amenity is achieved. Design solutions may include:	
	generously sized voids in deeper buildings perimeter wall length is extended with facade indents	
	deeper apartments have greater ceiling heights	
	alternative apartment types when orientation is poor	
	 additions expand the existing building envelope 	
4J-1 Mixed use developments are provided in	1. Mixed use development is concentrated around public	A ground level cafe/restaurant with a gross floor area
appropriate locations and provide active street	transport and centres	of approximately 160m2 will cater for residents of the
fromages that encourage pedesinan movement	2. Mixed use developments positively commone to the public domain, design solutions may include:	with the installation permanent artworks along the
	development addresses the street	streetscape, they will serve to provide sufficient street
	active frontages are provided	activation.
	diverse activities and uses	Complies
	avoidance of blank walls at the ground level	
	• live/work apartments are located on the ground floor, rather	
412 Residential floors are integrated within the	1. Residential circulation areas are clearly defined	Not Applicable
development, safety and amenity is also	Design solutions may include:	
maximised	residential entries are separated from commercial entries and	
	directly accessible from the street	
	commercial service areas separated from residential	
	components	
	• residential car parking and communal raciities are separated	
	security at entries and safe pedestrian routes are provided	
	avoiding concealment opportunities	
	2. Landscaped communal open space is provided at podium or	
4K-1 Awnings are well located and complement	1. Awnings are located along streets with high pedestrian activity	NOT APPIICADIE.
integrate with the building design	2 A number of the following design solutions are used:	
	continuous awnings are maintained and provided in areas with	

	 an existing pattern height, depth, material and form complements the existing street character protection from the sun and rain is provided awnings are wrapped around the secondary frontages of corner sites awnings are retractable in areas without an established pattern Awnings are located over building entries for building address and public domain amenity Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure Gutters and down pipes are integrated and concealed Lighting under 	
4K-2 Signage responds to the context and desired streetscape character	 Signage is integrated into the building design and responds to the scale, proportion and detailing of the development Legible and discrete way finding is provided for larger developments Signage is limited to on and below awnings and a single facade sign on the primary street frontage 	Signage is to be located with appropriateness to scale & proportion. Complies
4L-1 The number of apartments receiving sunlight to habitable rooms, primary windows and private open spaces is optimised	 The design maximises north aspect Single aspect, single storey apartments have a northerly or easterly aspect The number of single aspect west and south facing apartments is minimised Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid winter A maximum of 15% of apartments in a building have no direct sunlight between 9am and 3pm in mid winter Living areas are located to the north and service areas to the south and west of apartments 	73% of the dwellings achieve direct sunlight access between 9am & 3pm meeting the recommended 70%. Complies
4L-2 Reasonable levels of direct sunlight is provided to habitable rooms and balconies	 Apartments that receive direct sunlight in accordance with the acceptable solution 4L-1.4 need to demonstrate that a person is able to sit in the sun in a habitable room or on a balcony of an apartment in mid winter between 9am and 3pm. A number of the following design features are used: dual aspect apartments shallow apartment layouts two storey and mezzanine level apartments bay windows 	Direct solar access complies with min 3 hrs as per solar access diagram submitted Complies
4L-3 Design incorporates shading and glare control, particularly for summer	 A number of the following design features are used: shading devices such as eaves awnings, balconies, pergolas, external louvres and planting horizontal shading to north facing windows vertical shading to east and particularly west facing windows balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas 	Balconies will be used to provide sufficient shading to residents in summer. Complies

	 operable shading to allow adjustment and choice, where 	
	possible and appropriate	
	high performance glass that minimises external glare off	
	windows, with consideration given to reduced tint glass or glass	
	with a reflectance	
	level below 20%	
	Reflective films are avoided	
4L-4 Opportunities for improved daylight are	1. Liaht wells, skylights and high level windows (with sills of 1500mm	8 Skylight s have been installed in living greas to
provided where sunlight is limited	or areater) are used only as a secondary light source in habitable	provide additional solar access.
	rooms	Complies
	2. Where light wells are unavoidable:	
	• use is restricted to kitchens, bathrooms and service areas	
	 building services are concealed with appropriate detailing and 	
	materials to visible walls	
	Ightwells are fully open to the sky	
	• access is provided to the lightwell from a communal area for	
	cleaning and maintenance	
	acoustic privacy, fire safety and minimum privacy separation	
	distances (see section 3FVisual Privacy) are achieved	
	3. Opportunities for reflected light into apartments are optimised	
	through.	
	reflective exterior surfaces on buildings opposite south facing	
	windows	
	 positioning windows to face other buildings or surfaces (on 	
	neighbouring sites or within the site) that will reflect light	
	• integrating light shelves into the design	
	 light coloured internal finishes 	
1M-1 Common circulation spaces achieve good	1 The maximum number of apartments off a circulation core on	The development incorporates 2 lift cores each
amenity and provide for a variety of apartment	a single level is eight	servicing 3-10 apartments per floor. Lift access is
types	2 The number of vertical circulation points and number of entries	provided from all units to the lobby and car parking
19000	are maximised	area
	3 Corridor widths and/or ceiling heights are greater than	
	minimum requirements, allowing comfortable movement and	Where front-on approaches to internal corridor
	accessibility particularly in entry lobbies, outside lifts and at	doorways are provided then the doorway circulation
	apartment entry doors	is at least 1,600mm as per accessibility report
	4 Davlight and natural ventilation is provided to all common	Complies
	circulation and spaces, where possible	
	5. Windows to corridors are provided where possible, commonly	
	adjacent to the stair or lift core or at the ends of corridors	
	6. Longer corridors are articulated. Design solutions may include:	
	• a series of fover areas with space for seating	
	wider areas at apartments entry doors and varied ceiling	
	heights	
	7. Design of common circulation and spaces maximises	
	opportunities for dual aspect apartments, includina multiple core	
	apartment	
	buildings and gallery access cross over apartments	
4M-2 Common circulation spaces provide for	1. Direct and legible access is provided between vertical	Vertical cores are located centrally to surrounding

interaction between residents	circulation points and apartment entries by minimising corridor or	units.
	agliery length to give short, straight clear sight lines	Complies
	2 Tight corners and spaces are avoided	
	3 Legible signage is provided for apartment numbers, common	
	areas and general wayfinding	
	A Incidental spaces, for example space for secting in a corridor	
	4. Incluental spaces, for example space for sealing in a contaor,	
	and stall landing, of hear a window dre provided, where	
	appropriate	
	5. In larger developments, community rooms for activities such as	
	owners corporation meetings or resident use are provided and	
	laeally co-located with communal open space	
	6. Where external galleries are provided, they are more open	
	than closed along the length above the handrail	
4N-1 Spatial arrangement and layout of	 Apartment sizes are in accordance with Table 6 	Apartment sizes meet min size requirements as per
apartments	<u>Table 6 Minimum apartment sizes</u>	SEPP 65 compliance table.
is functional, well organised and provides a high	Apartment type Minimum size	Complies
standard of amenity	Studio 35m2	
	1 bedroom 50m2	
	2 bedroom 70m2	
	3 bedroom 95m2	
	2. A window should be visible from any point in a habitable room	
	3. Kitchens are not located as part of the main circulation space	
	in larger apartments (such as hallway or entry space)	
4N-2 Environmental performance of the apartment	1. Habitable room depth complies with the ceiling height to room	Proposed 2.7m min ceiling heights to all habitable
is	depth ratio as per Figure 4N.3	rooms comply with SEPP65 compliance table.
maximised	2. For open plan layouts, combining the living room, dining room	All main living areas are orientated towards a primary
	and kitchen, the back of the kitchen is a maximum of 8 metres	outlook and are located adjacent to private open
	from a window	spaces.
	3. Main living spaces are oriented toward the primary outlook	
	and aspect and away from noise sources	20 (ie. 26%) of the residential apartments contain a
	4 Main living spaces are located adjacent to main private open	kitchen with direct access to natural ventilation. The
	spaces to provide direct connections and increase usability	backs of kitchens generally meet the 8m
	5. All living greas and bedrooms are located on the external face	recommendation
	of the building	Complies
	6 All kitchens in corner apartments have an external openable	Complies
	window/door	
	7 For non-corner apartments the number of kitchens with an	
	external openable window/door is maximized	
	8. The number of bethrooms and loundries with windows is	
	a maximized	
(N) 2 Apartment lavout eas seesmadate a	1. The number of bathrooms and size of living groop, kitchese and	All units are adaptable 8 therefore comply with
variaty of household activities and accurate	I aundries increase propertionately with the number of hadrooms	SEPR45 compliance table
valiety of household activities and occupant	A Master badrooms have a minimum area of 10m2 and other	SEFF 65 COMPLIANCE TABLE.
needs	2. Muster bearoons have a minimum area of runiz and other	Compiles
	Dearoonnis Amz (excluding wararobe space)	
	3. Beardooms have a minimum almension of 3m (excluding	
	wararobe space)	
	4. All bearooms allow a minimum length of 1.5m for robes	
	5. Living rooms or combined living/dining rooms have a minimum	

	width of	
	• 3 6m for studio and 1 bedroom anartments	
	• 4m for 2 and 3 bearoom apartments	
	6. Access to bedrooms, bathrooms and laundries is separated	
	from living areas minimising direct openings between living and	
	service areas	
	7 Apartment lavouts are resilient over time and have dimensions	
	that facilitate a variety of furniture arrangements and removal	
	aesign solutions may include:	
	 spaces for a range of activities and privacy levels between 	
	different spaces within the apartment	
	 dual master or dual key apartments to provide tenancy 	
	flexibility	
	• flexible room sizes and proportions or open plans (rectangular	
	• hexible fourth sizes and proportions of open plans (rectangular	
	spaces (2:3) are more easily runnished than square spaces (1:1))	
	 efficient planning of circulation by stairs, corridors and through 	
	rooms to maximise the amount of usable floor space in rooms	
4N-4 Safety of children and young people within	1. Windows have safety screens, window locks or other safety	All windows are proposed with safety screens.
apartments is maximised	devices in place to prevent falls. Safety screens support natural	Complies
	ventilation	
	2. Poom lovouts minimise the need to locate furniture	
	2. Room ayours minimuse me need to locate formore	
	Immediately adjacent to windows or balustrades	
40-1 Ceiling height achieves sufficient natural	<u>D</u> 1. Measured from finished floor level to finished_ceiling level,	Proposed 2.7m min ceiling heights to all habitable
ventilation	minimum ceiling heights are:	rooms comply with SEPP65 compliance table.
and daylight access	Habitable rooms 2.7m	Complies
and daylight access	Habitable rooms 2.7m Non-habitable 2.4m	Complies
and daylight access	Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings	Complies
and daylight access	Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired	Complies
and daylight access	Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired	Complies
and daylight access	Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for	Complies
and daylight access	Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	Complies
and daylight access 40-2 Ceiling height increases the sense of space in	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are 	Complies Not Applicable.
40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: 	Complies Not Applicable.
40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings: 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; ar double height spaces 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non- 	Complies Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non- habitable areas such as robes or storage, can assist 	Complies Not Applicable.
40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist 	Complies Not Applicable.
AO-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms 4O-3 Ceiling heights contribute to the flexibility of	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist 	Complies Not Applicable. Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms 40-3 Ceiling heights contribute to the flexibility of building use over the life of the building	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist 1. Ceiling heights of lower level apartments in centres are greater than the minimum required in the table above (40-1.1) allowing 	Complies Not Applicable. Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms 40-3 Ceiling heights contribute to the flexibility of building use over the life of the building	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above nonhabitable areas, such as robes or storage, can assist 1. Ceiling heights of lower level apartments in centres are greater than the minimum required in the table above (40-1.1) allowing flexibility and 	Complies Not Applicable. Not Applicable.
and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms 40-3 Ceiling heights contribute to the flexibility of building use over the life of the building	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist 1. Ceiling heights of lower level apartments in centres are greater than the minimum required in the table above (40-1.1) allowing flexibility and conversion to non-residential uses 	Complies Not Applicable. Not Applicable.
 and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms 40-3 Ceiling heights contribute to the flexibility of building use over the life of the building 4P-1 Primary private open space and balconies 	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non- habitable areas, such as robes or storage, can assist 1. Ceiling heights of lower level apartments in centres are greater than the minimum required in the table above (40-1.1) allowing flexibility and conversion to non-residential uses 	Complies Not Applicable. Not Applicable. Not Applicable. All main living areas are orientated towards a primary
 and daylight access 40-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms 40-3 Ceiling heights contribute to the flexibility of building use over the life of the building 4P-1 Primary private open space and balconies are 	 Habitable rooms 2.7m Non-habitable 2.4m These minimums do not preclude higher ceilings if desired 2. Ceiling height can accommodate use of ceiling fans for cooling and heat distribution 1. A number of the following design solutions are used: the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings; or double height spaces well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non- habitable areas, such as robes or storage, can assist 1. Ceiling heights of lower level apartments in centres are greater than the minimum required in the table above (40-1.1) allowing flexibility and conversion to non-residential uses 1. Primary open space and balconies are located adjacent to the main living areas, such as the living room, dining room or 	Complies Not Applicable. Not Applicable. Not Applicable. All main living areas are orientated towards a primary outlook and are located adiacent to private open

appropriately located	kitchen to extend the living space 2. Private open spaces and balconies predominantly face north, east or west and solar access to living rooms is not impeded 3. Primary open space and balconies are orientated with the long side facing outwards to optimise daylight access into adjacent rooms	spaces. Complies
4P-2 Primary private open space and balconies are appropriately sized	 Primary private open space at ground level or similar space on a structure has a minimum area of 16m2 and a minimum dimension in one direction of 3m Primary balconies are provided for all apartments with the following minimum area and depth according to apartment size: Dwelling type Minimum bedroom apartments 8m2 2m bedroom apartments 10m2 2m bedroom apartments 12m2 2.5m 	12m2 of private open space is provided for each unit in the form of a balcony. Complies
4P-3 Private open space and balcony design is integrated into the overall architectural form and detail of the building	 Projecting balconies are integrated into the building design Operable screens, shutters, hoods and pergolas are used to control sunlight and wind, where required Solid, partially solid or transparent fences and balustrades are suitable for the location and are designed to allow views and passive surveillance of the street while maintaining visual privacy Balustrades are set back from the building or balcony edge where overlooking or safety is an issue Screening is provided for clothes drying, storage and air conditioning units Downpipes, balcony drainage and air conditioning units are integrated with the overall facade and building design, with unsightly features hidden Ceilings of apartments below terraces are insulated to avoid heat loss 	All balconies are set behind the building line to give a distinct architectural character to the facade tying into the overall design aesthetics of Howard court. Complies
4P-4 Private open space and balcony design maximises safety	 Changes in ground levels or landscaping are minimised Design and detailing of balconies avoids opportunities for climbing and falls 	All balustrades proposed comply with relevant Australian standards. Complies
4Q-1 All habitable rooms are naturally ventilated	 Orientation of building maximises capture and use of prevailing breezes for natural ventilation Rooms have appropriate depths (see Section 4N Apartment layout) Unobstructed window openings are equal to at least 5% of the floor area served Doors and operable windows maximise natural ventilation opportunities established by the apartment layout, using a number of the following design solutions: adjustable windows with large effective openable areas a variety of window types that provide safety and flexibility such as awnings and louvres windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement 	All habitable rooms have an open able window as per compliance requirements. Complies

A 2-2 Natural ventilation for single aspect apartments is maximised 1. A partment depths are limited to maximise ventilation and all single aspect apartment layouts have max dep of 3.5m. Skrijcht have allo been installed to add additions. See figure 40.1 2. Light wells are not the primary air source for habitable rooms 3. A number of the following design solutions are used: primary windows are auguented with plenums and lightwells legencrally not suitable for cross ventilation) • solar officient ventilation or similar to naturally ventilate internal building areas or recent such as between the addition. Complies 40-3 the number of apartments with natural cross 1. A 1464 and 60-6 of partments are naturally cross ventilation ventilation is maximised 1. A 1464 and 60-6 of partments are naturally cross ventilation ventilation is maximised 1. A 1464 and 60-6 of partments are naturally cross ventilation ventilation is maximised 1. A 1464 and 60-6 of partments are naturally cross ventilation ventilation is common ventilation and and the sconfilmed that 500 of the apartments achieve areas on exceed 12.18 metes 3. Overall building depth does not exceed 12.18 metes 4. Cross ventilation is class on one side of an apartments and use of dual aspect apartments external window and door opening stars/areas on one side of an apartment (note son and comer apartment is dual of appect apartment is dual of appect apartment is bedrooms, the following storage is provided in addition to storage is kitchem, batrinom (notes and the depths, combined with ceiling heights, maximise ventilation in comparise that in addition to storage is kitchem, batrinom or and bedrooms, the following storage is provided: bedroom apartments 4m3 bedroom apartments 3m3 bedroom apartments 3m3 bedroom apartments 3m3 bedroom apartments 3m3 bedroom apartments 3m3 bedroom apartments 3m3		windows and	
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4Q-3 The number of apartments with natural cross ventilation is maximised 1. At least 60% of apartments are naturally cross ventilated 2. For apartment buildings \$ storeys and over an appropriorlely qualified wind consultant has confirmed that 60% of the apartments achieve 60% of the dwellings achieve cross-ventilation- cross ventilation 2. Or organizement building depth does not exceed 12-18 metres 4. Cross ventilation is facilitated by limited apartment adepths and use of dual aspect apartments external window and door opening sizes/areas on one side of an apartment (filet side) are apartments by minimising the number of corners, doors and rooms that might obstruct airflow 7. Apartment depths, cross through apartment (vent the apartment (vent the apartment (vent the apartment filet side)). 6. Interruptions to airflow are limited through the apartments by minimising the number of corners, doors and rooms that might obstruct airflow 7. Apartment depths, crombined with ceiling heights, maximise ventilation and airflow. All units comply with min storage requirements as SEPP65 compliance table with min 50% storage bedroom apartments 6m3 2 bedroom apartments 6m3 2 bedroom apartments 6m3 3 + bedroom apartments 6m3 3 bedroom apartments 8m3 3 - bedroom apartments (ind) 3. Storage provided an blacinies (in addition to the minimum balcony size) is integrated within the apartment 2. Storage is accessible from either circulation or living areas 3. Storage provided and blacing requirements 3. Storage provided and blacing requirement 2. Storage is accessible from either accel diving the abacted bactroom apartments (ind) attrop the abacted 3. Storage provided and blacing for abacted in the abacted in a theory devide into the balcony design, weather proof All units comply with min storage requirements as SEPP65 compliance table with min 50% storage bacted in apartments 6m3 1 bedroom apartments (fram the	4Q-2 Natural ventilation for single aspect apartments is maximised	 Apartment depths are limited to maximise ventilation and airflow. See figure 4Q.1 Light wells are not the primary air source for habitable rooms A number of the following design solutions are used: primary windows are augmented with plenums and lightwells (generally not suitable for cross ventilation) solar chimneys, stack effect ventilation or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries lightwells or building indentations with a width to depth ration of 2:1 or 3:1 where possible to ensure effective air circulation and avoid trapped smells 	All single aspect apartment layouts have max depth of 8.5m. Skylights have also been installed to add additional unit ventilation. Complies
4R-1 Adequate, well designed storage is provided in each apartment 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type Storage size All units comply with min storage requirements as provided: Dwelling type Storage size 1 bedroom apartments 6m3 1 bedroom apartments 6m3 SEPP65 compliance table with min 50% storage 2 bedroom apartments 8m3 2 bedroom apartments 10m3 Complies with at least 50% located within the apartment Storage is accessible from either circulation or living areas Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof	4Q-3 The number of apartments with natural cross ventilation is maximised	 At least 60% of apartments are naturally cross ventilated For apartment buildings 9 storeys and over an appropriately qualified wind consultant has confirmed that 60% of the apartments achieve cross ventilation Overall building depth does not exceed 12-18 metres Cross ventilation is facilitated by limited apartment depths and use of dual aspect apartments, cross through apartments and corner apartments In dual aspect apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side). Interruptions to airflow are limited through the apartments by minimising the number of corners, doors and rooms that might obstruct airflow Apartment depths, combined with ceiling heights, maximise ventilation and airflow. 	60% of the dwellings achieve cross-ventilation- meeting the recommended 60%. Overall building depth has a minor variation of approx 19.0m; however the placement of balconies behind the main line of the building reduces the building depth for the majority of the length of the building. Complies with minor variation
4. Left over space such as under stairs is used for storage	4R-1 Adequate, well designed storage is provided in each apartment	 In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type Storage size studio apartments 6m3 bedroom apartments 6m3 bedroom apartments 8m3 bedroom apartments 10m3 with at least 50% located within the apartment Storage is accessible from either circulation or living areas Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street Left over space such as under stairs is used for storage 	All units comply with min storage requirements as per SEPP65 compliance table with min 50% storage located inside the apartment. Complies

accessible and nominated for individual apartments allocated 2.Stracge is provided for larger and less frequently accessed liters, where practical located securely in packing levels both in caged stracge cress and overhead compartments. 4.51 Notes transfer is minimized through the stilling of buildings and building levout 1. Adapted in an apartment is integrated into the overall building action and accessed within the development and from neighbouring buildings/ adjacent uses 3. Natarge access within buildings including buildings/ adjacent uses 3. Natarge access within spromed acress accessed in the restored accessed in the restored accessed within the development and from neighbouring buildings/ adjacent uses 3. Natarge access within spromed access accessed in the restored accessed in the restored access 5. The number of party wells (wells stored a with other access accessed in a part access accessed in the restored access accessed in a part access accessed in a part accessed in the restored access accessed in a part accessed in the restored access accessed in a part accessed in the restored access accessed in a part accessed in the restored access accessed in a part accessed in the restored access accessed in a part accessed in the access accessed in a part accessed in the restored access accessed in a part accessed in the restored accessed in a part accessed in the restored access accessed in a part accessed in the restored access accessed in a part accessed in the restored access accessed in a part accessed			
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Items, where practical 3. Stronge space in Internal or basement car parks is provided at the rear or side of car spaces or in cages of the building. Complies 45-11 Noise transfer is minimised through the siting of building separation is provided within the site of the building separation is provided within the target and down openings are generally advected and within the site of the site streetscape or form noise sources. Proposed unit layouts are orientated predominantly are target and the site to the streetscape or form noise sources. 45-11 Noise transfer is minimised through the siting of building separation is provided within the close of the total of the streetscape or form noise sources. Proposed unit layouts are orientated predominantly are target and down openings are generally advected to autivation to adjacent dwelling. 45-21 Noise transfer is minimised through the siting of building including building including building entities and corridos are located to buildings including building entities and corridos are located to built on a stread stread with other adjacent and auguster areas and to adjacent dwelling. Proposed unit layouts are orientated predominantly are limited and are oppropriotitely issuider equipment, active sports, building services mechanical equipment, active sports, building services mechanical equipment, active sports and discread and are oppropriotitely issuiders and within unit layouts are appropriotitely designed to predominantly confine unit approximate target at the site is the streetscape or construct againg a number of the following design solutions: A. Storage, circulation areas are baceted at least an away from bedrooms Board and are appropriotitely insulations are used. A. Storage aread efferent us	apartments	2. Storage is provided for larger and less frequently accessed	storage areas and overhead compartments.
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dre imited and are appropriately insultated 6. Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas are located at least 3m away from bedrooms 9 45-2 Noise impacts are mitigated through internal apartment layout and acoustic treatments 1. Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: ocoms with similar noise requirements are grouped together wordrobes in bedrooms are collocated to act as sound builfers Where physical separate different use zones wordrobes in bedrooms are collocated to act as sound builfers weardrobes in bedrooms are collocated to act as sound builfers weardrobes in bedrooms are collocated to act as sound builfers weardrobes in bedrooms are collocated to act as sound builfers weardrobes in bedrooms are used: oconsult in this treetscape or other amenity requirements A number of the following design solutions: oconsult in streetscape or other amenity requirements A number of the following design solutions are used: residential uses are located perpendicular to the noise sources on dwhere possible buffered by other uses non-residential buildings are positioned parallel to the noise or powide a continuous building residential uses and communal open spaces non-residential uses are located or lower levels vertically separate or where solar access is in the opposite direction to the noise or only them is ource horis due a continuous building residential uses or located or lower levels vertically there are located or porsite ordered mawy from theee where solar access is in		5. The number of party walls (walls shared with other apartments)	
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and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise source • where solar access is in the opposite direction to the noise or pollution source, habitable rooms are located away from these		source to provide a continuous building shielding residential uses	
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where solar access is in the opposite direction to the noise or pollution source, habitable rooms are located away from these		separating the residential component from the noise source	
pollution source, habitable rooms are located away from these		• where solar access is in the opposite direction to the poise or	
		pollution source, habitable rooms are located away from these	

	and storage areas, circulation areas, non-habitable rooms and	
	kitchens provide a buffer to the noise or pollution source	
	• where solar access is in the same direction as the noise or	
	pollution source, apartments are dual aspect with shallow	
	building depths	
	 landscape design reduces the perception of noise and acts as 	
	a filter for air pollution generated by traffic and industry	
4T-2 Noise transmission is mitigated by appropriate	1. A number of the following design solutions are used:	All dwellings have balconies with a min depth of 3.3m
noise shielding or attenuation techniques for the	 number and size of openings facing noise sources are limited 	allowing for a buffering of noise to the street or public
building design, construction and choice of	 seals prevent noise transfer through gaps 	courtyard.
materials	 double or acoustic glazing, acoustic louvres or enclosed 	Complies
	balconies (wintergardens)	
	 materials with mass and/or sound insulation or absorption 	
	properties e.g. balcony balustrades, external screens and soffits	
4U-1 Development incorporates passive	 Adequate natural light is provided to habitable rooms 	73% of the dwellings achieve direct sunlight access
environmental design	2. Well located, screened outdoor areas are provided for clothes	between 9am & 3pm meeting the recommended
	drying	70%.
		Complies
4U-2 Development incorporates passive solar	1. A number of the following design solutions are used:	Not applicable.
design to optimise heat storage in winter and	• the use of smart glass or other technologies on north and west	
reduce heat transfer in summer	elevations	
	 thermal mass in floor and walls in the north facing rooms is 	
	maximised	
	 polished concrete floors, tiles or timber rather than carpet 	
	• insulated roofs, walls and floors and seals on windows and door	
	openings	
	 overhangs and shading devices such as awnings, blinds and 	
	screens	
	2. Provision of consolidated heating and cooling infrastructure in	
	a centralised location (e.g. thebasement)	
4U-3 Adequate natural ventilation minimises the	1. A number of the following design solutions are used:	Private & public rooms within unit layouts are
need for mechanical ventilation	 rooms with similar usage are grouped together 	appropriately grouped for similar usage to optimise
	 natural cross ventilation for apartments is optimised 	natural ventilation.
	 natural ventilation is provided to all habitable rooms and as 	Complies
	many non-habitable rooms, common areas and circulation	
	spaces as possible	
4V-1 Potable water use is minimised	1. Water efficient fittings, appliances and wastewater reuse are	All water fixtures & water saving methods are in
	incorporated	compliance with the BASIX report submitted.
	2. Apartments are individually metered	Complies
	3. Rainwater is collected, stored and reused on site	
	4. Drought tolerant, low water use plants are used within	
	landscaped areas	
4V-2 Urban stormwater is treated on site before	1. Water sensitive urban design systems are designed by a	All water fixtures & water saving methods are in
being discharged to receiving waters	suitably qualified professional	compliance with the BASIX report submitted.
	2. A number of the following design solutions are used:	Complies
	• runoff is collected from roofs and balconies in water tanks and	
	plumbed into toilets, laundry and irrigation	
	• porous and open paving materials is maximised	

	• on site stormwater and infiltration, including bio-retention	
	systems such as rain gardens or street tree pits	
4V-3 Flood management systems are integrated	1. Detention tanks are located under paved areas, driveways or	All flood management requirements are in
into	in basement car parks	compliance with flood and stormwater report
site design	2. On large sites parks or open spaces are designed to provide	submitted.
	temporary on site detention basins	1:100yr flood level @ RL.5.86 for ground
		Complies
4W-1 Waste storage facilities are designed to	1. Adequately sized storage areas for rubbish bins are located	Waste management & waste storage areas have
minimise impacts on the streetscape, building	discreetly away from the front of the development or in the	design in accordance to the waste management
entry and	basement car park	plan submitted.
amenity of residents	2. Garbage storage areas are well ventilated	Complies
	3. Circulation design allows bins to be easily manoeuvred	
	between storage and collection points	
	4. Temporary storage is provided for large bulk items such as	
	Indiffesses	
1W/2 Demostic waste is minimized by providing	3. A waste management plan is prepared	Allocation disposal & collection of waste are in
safe and convenient source songration and	area of sufficient size to hold two days worth of garbage	Allocation, disposal & collection of waste are in
recycling	recycling	submitted
recycling	2. Communal aarbage rooms are in convenient and accessible	Complies
	locations related to each vertical core	complica
	3. For mixed use developments, residential aarbage storage	
	areas and access are separate and secure from other uses	
	4. Alternative waste disposal methods such as composting are	
	provided	
4X-1 Building design detail provides protection	1. A number of the following design solutions are used:	External wall materials as per finishes schedule
from	 roof overhangs to protect walls 	submitted provide good protection from weathering
weathering	 hoods over windows and doors to protect openings 	elements.
	 detailing horizontal edges with drip lines to avoid staining of 	Complies
	surfaces	
	methods to eliminate or reduce planter box leaching	
	appropriate design and material selection for hostile locations	
4X-2 Systems and access enable ease of	1. Window design enables cleaning from the inside	Proposed architectural building form allows for simple
maintenance	of the building	maintenance procedures to be carried out through
	2. Building maintenance systems are incorporated and	simple perpendicular lines & predominant rectangular
	Integrated into the design of the building form, root and facade	geometry.
	3. Design solutions do not require scattolaing for maintenance	Complies
	4. Manually operated systems such as blinds, supplied and	
	4. Manually operated systems soch as billias, sons rades and	
	5. Centralised maintenance, services and storage are provided	
	for communal open space areas within the building	
4X-3 Material selection reduces ongoing	1. A number of the following design solutions are used:	Proposed external building materials as per finishes
maintenance costs	natural materials that weather well and improve with time such	schedule submitted provides durable & low
	as face brickwork	maintenance benefits.
	easily cleaned surfaces that are graffiti resistant	Complies
	• robust and durable materials and finishes are used in locations	
	which receive heavy wear and tear, such as common circulation	

areas and lift interiors	
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