

APPENDIX B – RESIDENTIAL FLAT DESIGN CODE & SEPP 65 PRINCIPLES

Requirement	Comment	Complies
PART 01: LOCAL CONTEXT		
<i>Building Height</i>		
Development responds to the desired scale and character of the street and local area	A height transition is achieved from the north to South and view corridor is protected. Similar in scale to surrounding development but utilises new controls.	Yes
Allow reasonable daylight access to all developments and the public domain	The proposal provides 61% of apartments with a minimum of 2 hours sunlight midwinter. Overshadowing to adjoining sites is minimised given orientation of the site.	Yes
<i>Building Depth</i>		
Maximum internal depth of building – 18m from glass line to glass line. Where greater than 18m depth, must justify how satisfactory daylight and ventilation is achieved	18-34 metres Solar access = 61% Cross Ventilation = %	Satisfactory
<i>Building Separation</i>		

Building Separation Building Separation	<p>The requirements for building separation under the RFDC are as follows:</p> <p><u>One to four storeys/<12m:</u></p> <p>12 metres between habitable rooms</p> <p>9 metres between habitable/balconies and non-habitable rooms</p> <p>6 metres between non-habitable rooms</p> <p><u>Five to eight storeys/up to 25m height:</u></p> <p>18 metres between habitable rooms</p> <p>13 metres between habitable/balconies and non-habitable rooms</p> <p>9 metres between non-habitable rooms</p> <p><u>Nine storeys +/>25m height:</u></p> <p>24m between habitable rooms/balconies</p> <p>18m between habitable/balconies and non-habitable rooms</p> <p>12m between non-habitable rooms</p>	<p>Tower A to Tower B</p> <p>21 m to Level 11</p> <p>24 m Level 12-up</p>
Zero building separation only in appropriate context (between street wall building types – party walls)	Zero lot setbacks are proposed to allow for marriage for future development	Yes
Where building step creates terrace, the building separation distance for floor below applicable	Noted	Yes
Street Setbacks		
Minimise overshadowing of the street and/or other buildings	<p>Front setback = Built to street edge, appropriate as follows existing pattern of development</p> <p>Some overshadowing occurs from Tower C but is minimised due to reduction in height</p>	Yes
No part of building to encroach into a setback zone	There are no building encroachments into the setback zone	Yes
Side and Rear Setbacks		

Side setbacks minimise impact of development on light, air, sun, privacy, views and outlook for neighbouring properties (including future buildings)	<i>Rear Setback</i> No Rear Setback East Block = 6m to southern boundary <i>Side Setback</i> Western – 4m Eastern – 0m	Satisfactory Yes
Rear setbacks maintain deep soil zones	No deep soil given constraints of site	Yes
Rear setbacks maximise opportunity to retain/reinforce mature vegetation	The podium allows for suitable planting to be obtained.	Yes
Rear setbacks should optimise use of land at rear and surveillance of the street at front	The internal areas incorporated a communal area and communal garden for the use of residents.	Yes
Rear setbacks should maximise building separation to provide visual and acoustic privacy	Communal areas utilised between tower setbacks	Yes
<i>Floor Space Ratio</i>		
Development in keeping with optimum capacity of site and local area	The proposal complies with the maximum 3.2:1 FSR under the BBLEP 2013.	Yes
PART 02: SITE DESIGN		
<i>Site Analysis</i>		
Detailed site analysis required to be submitted with development application	A site analysis was prepared with the lodgement of this DA.	Yes
<i>Deep Soil Zones</i>		
Minimum 25% of open space area of a site should be deep soil zone – more is desirable	Nil, given basement cart parking is proposed, Side planting over podium to a depth of at least 6m is proposed.	Yes – considered acceptable.
Optimise provision of consolidated deep soil zones by design of basement/sub-basement car parking so not to fully cover the site and by use of front and side setbacks		
Optimise extent of deep soil zones beyond the site by locating them contiguous with deep soil zones to adjacent properties		
Increase permeability of paved areas by limiting paved area and/or using pervious paving materials		
<i>Fences and Walls</i>		

Respond to identified architectural character for the street/area	The design includes the use of glass balustrades and modulation of the building façade. No blank walls are proposed to the street (except eastern boundary that is designed to abut future development) and upper level articulation reduce the visual dominance of the building.	Yes
Delineate public and private domain without compromising safety or privacy	Private open space is delineated by private balconies/terraces.	Yes
Contribute to amenity, beauty and useability of private and communal open space	Pedestrian pathways, a shared communal room and communal gardens are provided within the open space area. The communal area is likely to provide a pleasant and useable space for future residents.	Yes
Retain and enhance amenity of the public domain	The proposal avoids continuous lengths of blank walls.	Yes
Comprise durable materials that are easy to clean and graffiti resistant	Materials proposed are durable and easily maintained.	Yes
<i>Landscape Design</i>		
Improve amenity of open space by good landscape design	A concept Landscape design submitted with the application details high quality treatments this will be reinforced within the detailed design phase required through a condition of consent	Yes
Contribute to streetscape character and amenity of the public domain	It is recommended that a condition be imposed requiring a Public Domain Plan be developed in consultation with Council's Landscape Architect.	Yes
Improve energy efficiency and solar efficiency of dwellings and microclimate of private open spaces	61% of apartments meet solar access natural cross ventilation.	Yes
Use of robust elements to minimise maintenance	Materials and elements are robust in nature and will assist with minimising maintenance.	Yes
<i>Open Spaces</i>		
Communal Open space should be minimum 25-30% of site area	40% of site area (1190m ²)	Yes–
Minimum private open space for ground level apartments is 25m ² with minimum 4m dimension in one direction	. The POS areas comply with Council's DCP. The two bedroom apartment provides a 12sqm balcony for Tower C whilst the one bedroom at ground level provides a 20sqm terrace. It is expected that a reasonable level of amenity is achieved notwithstanding the non-compliance with this SEPP guideline.	Considered acceptable
<i>Orientation</i>		

Position and orient buildings to maximise north facing walls – within 30° east and 20° west of north	Buildings are positioned to maximise northerly orientation.	Yes
Align buildings to street on east-west streets and use courtyards, L-shaped configurations and increased setbacks to side boundaries on north-south streets	Noted. The site has a northerly orientation.	Yes
Orient living spaces and associated private open space to north	The majority of apartments have a northerly aspect. Private open space areas and living areas where possible are oriented to the north.	Yes
Building elements used to modify environmental conditions to maximise sun access in winter and sun shading in summer	The western elevation features fixed screens to provide shading and mitigate potential privacy impacts to adjoining dwellings to the west.	Yes
<i>Planting on Structures</i>		
<p><i>Large trees</i> (16m canopy): min. soil volume 150m³, min soil depth 1.3m, min soil area 10m x 10m</p> <p><i>Medium trees</i> (8m canopy): min soil volume 35m³, min soil depth 1m, min soil area 6m x 6m</p> <p><i>Small trees</i> (4m canopy): min soil volume 9m³, min soil depth 800mm, min soil area 3.5m x 3.5m</p> <p><i>Shrubs</i>: min soil depth 500-600mm</p> <p><i>Ground cover</i>: min. soil depth 300-450mm</p> <p><i>Turf</i>: min. soil depth 100-300mm</p>	Adequate deep soil zones are provided to allow for tree cover. Planting on underground structures is appropriate given the constraints of the site.	Yes – considered appropriate
<i>Stormwater Management</i>		
Minimise impervious areas by using pervious/open pavement materials	The proposal incorporates a combination of pavement and turf to the communal spaces at podium level.	Yes
Retain runoff from roofs in water features for landscaping/reuse	The proposal incorporates an OSD system and will be required to comply with Council's stormwater management requirements relating to the reuse of stormwater.	Yes
Landscape design to incorporate appropriate vegetation	The proposed landscape plan will be conditioned to includes species which promote water minimisation	Yes
<i>Safety</i>		
Reinforce development boundary to distinguish between public and private space	Landscape plan identified appropriate elements to delineate between public and private domain	Yes
Orient building entrances to public street	The building entrances are orientated to Church Avenue and John Street.	Yes
Provide clear lines of sight between entrances, foyers and street	Clear lines of sight between the main entrance and street are provided.	Yes
Orient living areas with views over public or communal areas	The majority of apartments have views over the internal courtyard.	Yes

Use bay windows/ balconies that protrude beyond main façade to enable wider angle of vision	Balconies protrude beyond the main facade.	Yes
Use corner windows to provide oblique views	Corner windows are provided to a number of apartments.	Yes
Casual views available to common internal areas	Units overlook the central courtyard.	Yes
No blind/dark alcoves in design/layout	The design minimises blind alcoves.	Yes
Provision of well-lit routes through the site and appropriate illumination to all common areas	Pedestrian paths through the site are wide and will be required to be provided with lighting.	Yes
Apartments to be inaccessible from balconies, roofs, windows of neighbouring buildings	Vertical fins or blade walls are provided between balconies.	Yes
Separate residential component of car parking from other building uses and control car park access from public/ common areas	The vehicle access to the basement level is physically separated from the pedestrian access.	Yes
Direct access for car parks to apartment lobbies for residents	Lift access from basement car park levels to apartment lobbies for residents.	Yes
Separate access for residents in mixed-use buildings	Not applicable.	Yes
Visual Privacy		
Site layout to increase building separation	Building separation is generally compliant with RFDC requirements.	Yes
Layout to minimise direct overlooking of rooms/ private open spaces	The layout avoids overlooking where possible. Overlooking towards private open space areas to the west are unavoidable however appropriate measures have been implanted into the design such as fixed screens to the western elevation.	Yes
Use of site and building design element to increase privacy without compromising access to light and air	Vertical fins are provided between adjacent balconies.	Yes
Site Access		
Entries to relate to existing street/ subdivision pattern, street tree planting, pedestrian access network	Separate entries to ground floor apartments are oriented to the street and are incorporated into the streetscape design.	Yes
Entries to be clearly identifiable element in the street	Main entries are clearly identifiable within the streetscapes.	Yes
Direct physical and visual connection between street and entry	Yes	Yes
Clear line of transition between public street, shared private, circulation spaces and individual units	Yes	Yes
Provide separate entries from the street for pedestrians and cars and different uses	The entrances to the development are separate from the vehicle entry.	Yes
Entries and circulation space of adequate size to allow movement of furniture	Corridor widths are satisfactory.	Yes

Mailboxes to be convenient and not add to street clutter	The mailboxes are located within the ground floor level of the buildings.	Yes
<i>Parking</i>		
Appropriate parking provision	172 spaces are required 170 spaces are proposed as per the BBDCP requirements.	No – Considered acceptable
Limit visitor parking on small sites where impact on landscape/open space is significant	95 apartments require 14 visitor spaces to be provided.	Yes
Preference to underground parking – where above ground parking is proposed the design must mitigate impacts on streetscape/amenity	One levels of basement parking, one at grade and two podium levels are proposed. The parking at podium level is sleeved by residential or commercial uses.	Yes
Provision of bicycle parking easily accessible from ground level	The basement makes provision for bicycle paring.	Yes
<i>Pedestrian Access</i>		
Main building entrance accessible for all from the street – ramps to be integrated into overall building design	Entries to the building are accessible from the street.	Yes
Ground floor apartments and associated private open space to be accessible from street	No Ground floor apartments	N/A
Maximise accessible, visitable and adaptable apartments – min. AS1428 requirements	10% of units (ie. 9 units) are adaptable.	Yes
Separate and clearly delineated pedestrian and vehicle entries	Vehicle and pedestrian entries are separate.	Yes
Provision of public through-site pedestrian accessways in large developments	Public through site access is not proposed.	No
<i>Vehicle Access</i>		
Max. driveway width = 6m	Driveway width = 6m	Yes
Maintain pedestrian safety by minimising pedestrian/ vehicle conflicts	There are separate vehicular and pedestrian entry points to the building.	Yes
Limited number of vehicle accessways at site	The building is provided with a single vehicle access.	Yes
Car park entry/access located to secondary frontages/lanes	The site has a single vehicle frontage to Church Ave.	Yes
PART 03: BUILDING DESIGN		
<i>Apartment Layout</i>		

<p><i>Studio:</i> Internal area = 38.5m² External area = 6m² <i>1 Bed cross through:</i> Internal area = 50m² External Area = 8m² <i>1 bed maisonette/loft:</i> Internal area = 62m² External area = 9.4m² <i>1 bed single aspect:</i> Internal area = 63.4m² External area = 10m² <i>2 bed corner:</i> Internal area = 80m² External area = 11m² <i>2 bed cross through:</i> Internal area = 89m² External area = 21m² <i>2 bed cross over:</i> Internal area = 90m² External area = 16m² <i>2 bed corner with study:</i> Internal area = 121m² External area = 33m² <i>3 bed:</i> Internal area = 124m² External area = 24m²</p>	All units achieve the minimum apartment sizes required under BBDCP.	Yes
Single aspect apartments max 8m depth from window	All single-aspect apartments are greater than 8m in depth.	Yes
Back of a kitchen max. 8m from window	The majority of apartments have kitchens equal to or less than 8m from the window.	Yes
Cross over/cross through apartments over 15m - min. 4m width	All crossover apartments have a minimum width greater than 4m.	Yes
Units to accommodate a variety of furniture arrangements, range of activities, household types, furniture removal/ placement	Most apartments support a variety of furniture arrangements.	Yes
Unit layout to respond to natural and built environment/ optimise site opportunities	Units layouts maximise solar access to living space. The majority of apartments within the development have a dual aspect.	Yes
Kitchen not main circulation space of unit	Kitchens are located along the party wall and away from circulation areas.	Yes

<i>Apartment Mix</i>		
Variety of unit types and appropriate mix dependant on population trends and location	<p>Studio and 1 bedroom units equate to 40% of apartment within the development.</p> <p>Apartment types provided within the development include crossover and single aspect layouts.</p>	Yes
<i>Balconies</i>		

Where other private open space not provided, at least 1 balcony - primary balconies min. depth 2m, adjacent to living areas and accommodate dining table & 2 chairs (small unit) or dining table & 4 chairs (large unit)	All apartments provide a minimum balcony depth of 2m or greater.	Yes
Balustrade design to enable views, casual surveillance, safety and visual privacy	A mix of solid and transparent balcony balustrades are proposed. All apartments will have views to the street front or to the central courtyards.	Yes
Building services to be integrated with façade and balcony design	All services are proposed to be concealed	Yes
Provision of tap and gas point on primary balconies	There are no details of whether a tap or gas point are provided. It is recommended that a condition be imposed requiring a tap and gas connection to be provided to each balcony.	Condition

Ceiling Heights

Ceilings define spatial hierarchy between areas of a unit, enable better proportioned rooms, maximise heights in habitable rooms, promote use of ceiling fans	Floor to ceiling height of approximately 2.7 metres	Yes
Ceilings allow better access to natural light by use of taller windows, highlight windows and fanlights.	Tall windows are incorporated into units where appropriate.	Yes
Ceiling heights promote building flexibility over time to accommodate other uses where appropriate (i.e. retail/commercial)	Not applicable.	Yes

Flexibility

Building over 15m long - multiple building entries and circulation cores required	All towers can be accessed via the street or from within the development.	Yes
Unit layout accommodates changing use of rooms	At least 9 apartments (ie. 10%) are adaptable with flexible layouts to accommodate changing households.	Yes
Structural system to support a degree of future change in building use or configuration	Not applicable.	Yes

Ground Floor Apartments

Front gardens and terraces contribute to spatial/visual structure of street whilst maintaining privacy	Technically no ground floor apartments are proposed, only commercial at ground	Yes
Where no street setback adequate privacy and safety to be provided by steeping ground floor level, manipulating balustrade design and window heights, integrating screens/bars into elevation design		

Provision of private gardens accessible from living areas	Private balconies are directly accessible from the living rooms.	Yes
High number of accessible and visitable units	At least 9 apartments area accessible The remaining apartments are accessible via lifts provided to each building.	Yes
<i>Internal Circulation</i>		
Solar access increased through higher ceilings/ taller windows and appropriate landscape selection	All residential apartments have a minimum ceiling height of approximately 2.7m.	Yes
Maximum number of units accessible from single core/corridor = 8	No more than 3-4 apartments are accessible from a single corridor. All ground floor apartments are provided with separate access to the communal area of the street.	Yes
Long corridors articulated	The corridors provided within the development aren't considered to be long corridors.	Yes
<i>Mixed Uses</i>		
Complimentary mix of uses compatible with locality	The proposal is for a residential flat building which incorporates a variety of apartment styles and layouts.	Yes
Office = min. 3.3m ceiling height Retail = min. 3.3-4m ceiling height	3.5 for commercial spaces	Yes
Max 10-18m building depth for residential/ smaller commercial uses	Building Depth 18-34m	Yes considered satisfactory
Separate commercial services (eg loading dock) from residential	Yes, Achieved	Yes
Separate, clearly identified residential entry and commercial entry from street	Yes Achieved. Commercial directly accessible from street	Yes
Active uses front major streets	Yes	Yes
No blank walls on ground level	No blank walls are proposed at ground level.	Yes
Acoustic separation between uses (esp. for residential uses)	Each apartment is separated by a party wall.	Yes
<i>Storage</i>		
Min 50% storage within apartment accessible from hall or living area Min. storage requirements: <i>Studio/1 bed</i> = 6m ³ <i>2 bed</i> = 8m ³ <i>3 bed & above</i> = 10m ³	Apartments comply with minimum storage requirements. Studio = 6m ³ One bed = 8m ³ Two bed = 10m ³ 3 bed = 12m ³	Yes
Storage not within units appropriately secured	Secure basement storage is provided.	Yes
Basement storage does not compromise ventilation, fire regulations	The basement level storage areas are located either behind certain car spaces, within the periphery of the parking levels.	Yes
Basement storage excluded from FSR calculations	The basement level storage is excluded from FSR calculations.	Yes
<i>Acoustic Privacy</i>		

Building separated from neighbouring buildings	As discussed above, building separation is considered to be satisfactory.	Yes
Like uses of adjoining units located together ie living rooms with living rooms, bedrooms with bedrooms	Adjoining apartments have like room uses where possible	Yes
Storage/circulation spaces used to buffer noise	Where possible, internal storage areas/circulation areas have been used to provide an adequate buffer.	Yes
Minimal amount of shared/party walls	Shared party walls are minimised where possible	Yes
Internal apartment layout separates living/service areas from bedrooms	Internal configuration separates living areas from bedrooms in most units	Yes
<i>Daylight Access</i>		
Living rooms/private open spaces for at least 70% of units receive min. 3 hours direct sunlight b/n 9am-3pm midwinter (reduction to 2 hours for dense environment)	61% of units receive at least 2 hours of direct sunlight in midwinter	No – Considered acceptable given site constraints.
Max. 10% single aspect units with southerly aspect (SW-SE)	The majority of apartments within the development have a dual aspect. 4 out of 9 apartments (10%) are single aspect with a southerly orientation.	Yes
Oriented to optimise northern aspect	The majority of apartments have a northerly or dual aspect to the east/west.	Yes
Direct daylight access to communal open space b/n March – September	Communal areas receive adequate solar access b/n March-September.	Yes
Lightwells not primary source of daylight to habitable rooms	Lightwells are not primary source of daylight to the habitable rooms.	Yes
<i>Natural Ventilation</i>		
Max building depth = 10-18m	Building depth = up to 34m The increased building depth is due to the BBDCP requirement for larger unit sizes and therefore non-compliance with this control is acceptable.	Satisfactory
Min. 60% units naturally cross ventilated	50% of all apartments have natural cross ventilation.	No- Considered satisfactory
Min. 25% kitchens access to natural ventilation	Most kitchens have natural ventilation.	Yes
All habitable rooms have direct access to fresh air	All habitable rooms have direct access to a window.	Yes
<i>Awnings and Signage</i>		
Awnings provided to retail strips giving continuous cover and complementary to existing awnings	Awnings are considered appropriate at street level	Yes
Signage integrated with design of development	No signage proposed.	N/A
Signage provides clear and legible directions for residents and visitors	No signage proposed.	N/A
<i>Facades</i>		
Facades provide appropriate scale, rhythm and proportion given	There are strong horizontal and vertical framing elements. The façade is a	Yes

building use and context	modulated design with a three storey change in material to the topmost part of the building.	
Facades reflect orientation of site	The building façade is orientated to the street and forms the main feature of the building.	Yes
Important corners provided with visual prominence	The site is not located on a corner.	Yes
Building services (eg downpipes) integrated with façade and balcony design	All services are adequately concealed	Yes
Roof Design		
Roof design related to desired built form	Roof terraces provide adequate height transitions to the street and dwellings located to the west.	Yes
In dense areas roof area utilised for open space	The roof is utilised by the proposal.	Yes
Design facilitates roof area to be utilised (now or in future) for sustainable functions	Not applicable.	Yes

Principle 1: Context

The site falls within Mascot Station Town Centre, Urban Block4 being the urban core of the precinct which has been identified for re-development in accordance with the Mascot Station Town Centre Precinct Masterplan. The BBDCP 2013 has been adopted by Council, therefore the controls of Part 9A of BBDCP 2013 do apply. Notwithstanding, it is appropriate to consider the principles in the Masterplan and its accompanying DCP.

The surrounding built form context consists of mixed use residential development to the north, south and west of the site, to the east is a commercial engineering building. Further south is comprised of mainly commercial buildings being Qantas Headquarters, TNT and other typically supporting business and accommodation for the users of Sydney Airport.

The new zoning for the subject site allow for the redevelopment of the land for higher density residential development and commercial use. Land within this area has also been identified under BBLEP 2013 for business purposes however typically on the eastern side of Bourke Street medium density residential development of a maximum building height of 44m (or 13 storeys).

The subject site is has a contour which allows for a level change of 4 metres between Church Ave and John Streets. Coward Street is subject to heavy traffic movement, with associated pollution and noise impacts from the identified traffic movement.

On this basis, it is considered that the proposed use of the subject site for the purposes of a residential flat development and commercial premises is consistent with its context.

Principle 2: Scale

The scale of the proposed development is that of a two storey podium fronting Church Street with an eleven storey tower above, whilst at John Street frontage, the height is

reduced significantly to minimize overshadowing of the apartments. The podium fronting Church Ave incorporates a combination of solid balustrade and glass at the to give the appearance of reduced bulk when viewed from parts of the Church Ave.

The setback provided by the communal open space is effective in achieving privacy for both future occupants of the building and adjoining residents to the immediate. The height of the proposed development is 43.8 metres at the highest portion of the development, complying with the building height of 44m permitted under BBLEP 2013. Across the remainder of the site, the height is compliant.

Principle 3: Built Form

The development form will comprise of a three residential tower presenting as single towers when viewed from each frontage.

Commercial premises comprising of two separate tenancies are proposed to the ground floor frontages

The building facades are articulated through strong horizontal and vertical elements, detailed and varied balcony treatments, and a modern and varied material/finishes selection to provide visual interest. The overall built form is compatible with the adjacent developments and the emerging character of the area as it undergoes redevelopment. The building height and form responds to the constraints of the site with a lower Tower presentation to John Street to minimize overshadowing to the south.

The proposed modern architectural form will contribute to the public domain as it enhances the streetscape amenity.

Principle 4: Density

The proposed FSR of 3.2:1 does comply with the maximum FSR permitted for the subject site of 3.2:1. A total of 95 apartments and two commercial spaces are proposed.

This will comprise of (12 studios, 26 x one bedroom and 57 x 2 bedroom apartments. The number of units provided within the building is appropriate given that sufficient communal open space, car parking, private open space, appropriate internal layouts are integrated into the design.

Principle 5: Resource, Energy and Water Efficiency

The proposal will implement rainwater reuse and harvesting as per Council's Stormwater Management Policy. A BASIX certificate has been provided committing to energy efficiency measures.

The proposal also achieves solar access (61%) and natural cross ventilation to 50% of apartments within the development.

Principle 6: Landscape

There are three distinct types of landscape open space provided to the development. This includes private open space balconies, communal open space terraces at podium level and communal open spaces at rooftop. A landscape plan has been submitted with the application which demonstrates that a quality landscaped setting for the proposed development will provide a significant level of amenity for future occupants and the adjoining properties, with street planting to enhance the streetscape.

Council's Landscape Officer has reviewed the proposal and provided conditions. The proposed landscape planting is commensurate with the building size and bulk; hence it is considered that the proposal is consistent with this design quality principle.

Principle 7: Amenity

All units within the building achieve a satisfactory level of amenity with regards to privacy, ventilation, and access to sunlight. The proposed design provides high levels of internal amenity to future residents, with the units ranging in size and number of bedrooms. The room dimensions and layouts are appropriate for residential use and the maximum separation distance possible for the site has been achieved for visual outlook and privacy.

Private recreational areas are provided in the form of balconies or terraces off the living areas and are supplemented by communal landscaped areas to ensure an overall quality of living for future occupants. A community room is also provided on roof level of Tower C.

An assessment of environmental acoustic impacts as well as a road traffic noise and aircraft noise assessment have accompanied the application, which details measure to be implemented, to ensure that the occupants of the development are not adversely impacted upon.

The proposal will be conditioned to comply with disability access requirements and incorporates sufficient service areas as required. It is considered that the development satisfies the provisions with respect to layout and amenity, and therefore the development is consistent with this principle.

Principle 8: Safety and Security

The proposal provides appropriate delineation between private, communal and public open space. The pedestrian and vehicle access to the site are secure and the recommendations of the NSW Police will be implemented into the design.

Principle 9: Social Dimensions

The proposal provides communal facilities for residents such as the communal open space and communal room, BBQ facilities, seating areas and communal garden.

The proposed development includes a number of different unit typologies to cater for a range of different households, including studio, 1 and 2 bedroom apartments with various orientations

Principle 10: Aesthetics

Aesthetically and functionally, the development proposes quality internal and external design, having regard to built form, landscaping, setbacks, internal layouts and provision of underground parking. Particular emphasis has been placed on external appearance to enhance the streetscape and create visual interest in the architecture of the building for all elevations, along with a selection of appropriate finishes. The contemporary design of the building is compatible with the design and scale of the urban form for the Mascot Station Precinct. It is considered that the proposed rendered/painted concrete panels, glazed finishes, feature cladding and articulation contribute to the overall contemporary style. Therefore the proposed development is considered to be consistent with this design quality principle.

The proposal is thus considered satisfactory in addressing the matters for consideration and is consistent with the aims and objectives of the SEPP. The proposed development satisfies with the ten design principles that provide a basis for evaluation of residential buildings within the SEPP.