

CLAUDE	
OBJECTIVES	
COMPLIANCE	
COMMENTS	

PART 2 DEVELOPING THE CONTROLS

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PRIMARY CONTROLS	2A	Primary controls must be carefully tested to ensure they are co-ordinated and that desired built form outcome is achievable.	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SEPP 65 CHECKLIST

Apartment Design Guide - Tools for improving the design of residential apartment development

CLAUSE	OBJECTIVES	COMPLIANCE	COMMENTS
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PART 2 DEVELOPING THE CONTROLS

STREET SETBACKS continued	2G	Identify the quality, type and use of open spaces and landscaped areas facing the street so setbacks can accommodate landscaping and private open space boundaries.	YES	The generous North-South oriented communal open space provides a soft buffer between the new development and the Western neighbouring boundaries. All private green spaces are minimum 3m distance from all street boundaries. The ground level is setback to maximise the green space on the site and minimise the impact of the development on the street-scapes. The large landscaped setbacks on ground afford planting to the street scape and zones for foot path widening in the future as required.
	2H	Test side and rear setbacks with height controls for overshadowing of the site, adjoining height controls for overshadowing of the site, adjoining height controls for overshadowing of the site, adjoining height controls for overshadowing of the site.	YES	The communal open space is oriented North-South and is the ideal orientation for solar access. See shadow diagrams for further information.

PART 3 SITING THE DEVELOPMENT

SITE ANALYSIS	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.	YES	Every item in the Site Analysis Checklist has been provided.												
	3B-1	Each element in the Site Analysis Checklist should be addressed														
ORIENTATION	3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.		The development has been orientated to achieve a large North-South communal open space at the West of the site.												
		All solar access requirements are achieved, wherever possible south facing living rooms have been minimised. Refer to Objective 4A-1.	YES	The facades lowered screens function to reduce solar glare into the North, East and West facing apartments during summer.												
		Overshadowing of neighbouring properties is minimised during mid winter	YES	Overshadowing of sites to the south is a minimised through the compact building footprint and large setbacks of the top level												
	3C-1	Transition between private and public domain is achieved without compromising safety and security.	YES	Yes, visual access is maximised through glazing												
PUBLIC DOMAIN INTERFACE	3C-2	Amenity of the public domain is retained and enhanced.	YES	Yes, through large setbacks on ground and landscaping												
	3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	YES	Communal open space is provided in large connected spaces that provide active and passive zones.												
COMMUNAL AND PUBLIC OPEN SPACE	3D-1	Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	YES	Communal open space area is approx. 482 m ² - 31.6% of the site area.												
		This exceeds the minimum range requirement for open space	YES	Refer to landscape plans.												
	3D-1	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	YES	The generous North-South orientated communal open space has the ideal aspect to receive northern sunlight and provides a variety of zones for passive and active uses. Communal landscaped areas are large and unbroken to maximise the connectivity and generosity of the spaces.												
	3D-3	Communal open space is designed to maximise safety.	YES	Yes through large connected spaces that provide clear site lines and driveway from the street.												
	3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	N/A	Public open space is not a requirement for this site.												
	3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	YES	Deep soil zones and Effective Deep Soil Zones of up to 3m allow the proposal to sufficiently accommodate mature tree canopies and a range of vegetation types.												
DEEP SOIL ZONES	3E-2	Deep soil zones are to meet the following minimum requirements: <table><tr><td>Soil area</td><td>Minimum</td><td>Deep soil zone</td></tr><tr><td>less than 650m²</td><td>3m</td><td>greater than 1,500m²</td></tr><tr><td>650m² - 1,500m²</td><td>5m</td><td>greater than 1,500m²</td></tr><tr><td>greater than 1,500m²</td><td>5m</td><td>greater than 1,500m²</td></tr></table> Existing tree cover 7%	Soil area	Minimum	Deep soil zone	less than 650m ²	3m	greater than 1,500m ²	650m ² - 1,500m ²	5m	greater than 1,500m ²	greater than 1,500m ²	5m	greater than 1,500m ²	YES	In addition, the deep soil area is complemented by 215m ² (14% of site area) of Effective Deep Soil Zones of up to 3m depth. A total of 50% of the area will accommodate mature tree canopies and a range of vegetation types.
Soil area	Minimum	Deep soil zone														
less than 650m ²	3m	greater than 1,500m ²														
650m ² - 1,500m ²	5m	greater than 1,500m ²														
greater than 1,500m ²	5m	greater than 1,500m ²														

SEPP 66 CHECKLIST

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CLAUSE	OBJECTIVES	COMPLIANCE	COMMENTS
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PART 3 SITING THE DEVELOPMENT

VISUAL PRIVACY		3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	YES	The site contains three street frontages. On the one shared boundary a large landscaped area acts as a privacy buffer to maintain privacy.												
		3F-1	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building Height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	YES	Objectives of visual privacy are achieved All levels up to four storeys comply with separation requirements, 6.7 - 10m setback Level 4 achieves through a 6.7m setback the objectives of the requirements to provide privacy through opaque walls and privacy devices. No living areas are on level 4 and views from bedrooms are directed away from neighbouring buildings. Solar access to neighbouring buildings is not impacted.
Building Height	Habitable rooms and balconies	Non-habitable rooms															
up to 12m (4 storeys)	6m	3m															
up to 25m (5-8 storeys)	9m	4.5m															
over 25m (9+ storeys)	12m	6m															
		3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	YES	+ Visual privacy between apartments throughout the development is achieved through the separation of the balconies and the use of privacy screening + Facade treatment incorporating the use of lowered screens to reduce large expanses of glass/balcony openings to living spaces + Room layouts and balcony locations arranged to minimise overlooking												
PEDESTRIAN ACCESS AND		3G-1	Building entries and pedestrian access connects to and addresses the public domain.	YES	All building entries have been designed to provide an appropriate, identifiable, secure, safe and accessible entry Main pedestrian entry access is provided by entry ramps. Equitable access to all residential entries is provided. Access to all apartments is provided in accordance with AS 1428. Refer to Accessibility Report for further details												
		3G-2	Access, entries and pathways are accessible and easy to identify	YES	Entries and pathways are articulated by clear visual connection and planning												
		3G-3	Large sites provide pedestrian links for access to streets	N/A	The site has three street frontages, no further connection is required through the site												
VEHICLE ACCESS		3H	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	YES	+ Driveway widths are at a maximum of 5m + The location of pedestrian entrances away from the vehicular driveway has been maximised + Clearly defined separation of vehicular and pedestrian entries There is adequate separation from the proposed driveway to surrounding intersections, as well as proposed pedestrian access points within the development itself All vehicular access to the site is from Hume Lane. The driveway entrance off Hume Lane has been designed to minimise visual impact to the streetscape and be integrated into the building form Driveway complies with off-street parking code AS 2890. All dimensions are a minimum Refer to Traffic Report for further details												
BICYCLE AND CAR PARKING		3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	YES	Refer to Traffic Report for further details.												
		3J-2	Parking and facilities are provided for other modes of transport	YES	Bicycle parking provided. Refer to Traffic Report for further details.												
		3J-3	Car park design and access is safe and secure	YES	Access through secure entries and lifts only.												
		3J-4	Visual and environmental impacts of underground car parking are minimised	YES	Car park ramp and entry are integrated into building form and with landscape												
		3J-5	Visual and environmental impacts of on-grade car parking are minimised	N/A	No on grade parking is required												
		3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	N/A	No above ground car parks required.												

CLAUSE	OBJECTIVES	COMPLIANCE	COMMENTS
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PART 4 DESIGNING THE BUILDING

ACCESS SOLAR AND DAYLIGHT	4A-1	Living rooms and private open spaces of at least 70% of direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	YES	The development achieves 77% of apartments with minimum 2 hours direct sunlight to living areas
	4A-2	Daylight access is maximised where sunlight is limited particularly for warmer months	YES	The building incorporates architectural fins and louvers to reduce glare and restrict solar access in warmer months. Enhanced glazing will be used where no sun shading is provided.
	4A-3	Design incorporates shading and glare control, particularly for	YES	
	4B-1	All habitable rooms are naturally ventilated	YES	The open plan unit layouts have been designed to maximise natural ventilation
NATURAL VENTILATION	4B-2	The layout and design of single aspect apartments maximises natural ventilation	YES	The development achieves 100% natural cross ventilation.
	4B-3	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building	YES	Apartment at ten storeys or greater are deemed to be cross ventilated only if any enclosure of balconies at these levels allows adequate natural ventilation and cannot be fully enclosed
	4B-3	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	YES	Yes - refer to plans.
	4C-1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	YES	All habitable areas have minimum floor to ceiling heights of 2.7 metres.
CEILING HEIGHTS	4C-1	Minimum ceiling height for apartment and mixed use buildings	YES	The proposal complies with the minimum standards for floor to ceiling heights.
	4C-2	For 2 storey non-habitable 2.4m Habitable rooms 2.7m 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area 1.8m at edge of room with a 30 degree minimum ceiling slope 3m for ground and first floor to promote future flexibility of use	YES	
	4C-3	Apartment and provides for well proportioned rooms	YES	
	4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	YES	Refer to detail apartment layouts
APARTMENT SIZE AND LAYOUT	4D-1	Internal areas: • Studio = 35m² • 1 bedroom = 50m² • 2 bedroom = 70m² • 3 bedroom = 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.	YES	

Apartment Design Guide - Tools for improving the design of residential apartment development

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PART 4 DESIGNING THE BUILDING

4D-1	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Refer to detail apartment layouts	YES	Refer to detail apartment layouts
4D-2	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Refer to detail apartment layouts	YES	Refer to detail apartment layouts.
4D-2	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	YES	YES	Yes – refer to detail apartment layouts.
4D-3	Master bedrooms have a minimum area of 10m² and other bedrooms 5m² (excluding wardrobe space).	YES	YES	Yes - refer to detail apartment layouts
4D-3	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	YES	YES	Yes - refer to detail apartment layouts
4D-3	Living rooms or combined living/dining rooms have a minimum width of:	YES	YES	Yes - refer to detail apartment layouts
4D-3	• 3.6m for studio and 1 bedroom apartments	YES	YES	Refer to plans.
4D-3	• 4m for 2 and 3 bedroom apartments	YES	YES	Refer to plans.
4D-3	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	YES	YES	
4E-1	All apartments are required to have primary balconies as follows:	The proposal complies with the minimum depth of balconies, for all primary balconies. This will provide sufficient space for use of these private outdoor areas.	YES	Refer to Ground floor plan, detail unit layouts sheets and Apartment Compliance Schedule.
4E-1	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m	YES	YES	Refer to Ground floor plan and detail unit layouts sheets.
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.	YES	YES	Generous balconies are provided adjacent to the living areas in all units and designed to be an extension of the living areas.
4E-3	Private open space and balcony design is integrated into the overall architectural form and detail	YES	YES	Yes - refer to architectural elevations
4E-4	Private open space and balcony design maximises safety	YES	YES	Yes
4F-1	The maximum number of apartments off a circulation core on a single level is eight	YES	YES	Yes
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.	YES	YES	Lobby space on ground is glazed and provides access and visual connection to communal spaces, facilitating social interaction and integration.
4G-1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	All units are provided with adequate internal storage spaces and have been designed to accommodate built-in storage areas in convenient locations with unit. Additional storage facilities are provided at the end of selected parking spaces throughout the basement parking levels.	YES	All apartments have required storage, divided between apartment and basement.
4G-2	At least 50% of the required storage is to be located within the apartment	• Studio apartments = 4m³ • 1 bedroom apartments = 6m³ • 2 bedroom apartments = 8m³ • 3+ bedroom apartments = 10m³	YES	
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	YES	YES	The proposed separation satisfies the underlying objective to ensure acoustic privacy is maintained across the development.
4H-1	Noise transfer is minimised through the siting of buildings and building layout	Acoustic privacy throughout the development is further enhanced through party wall construction and the separation of the balconies and the use of privacy screening.	YES	The majority of the apartment layouts provide similar rooms such as bedrooms adjoining each other.
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Seals to entry doors can be provided at the detailed design stage, to reduce noise transmission from the common corridor.	YES	Noise from external sources will be treated to ensure compliance with Council's requirements. Refer to Acoustic report
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Noise from external sources will be treated to ensure compliance with Council's requirements. Refer to Acoustic report	YES	Noise from external sources will be treated to ensure compliance with Council's requirements. Refer to Acoustic report

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2016-03-23
Bureau—16108-40 Alchison Street Apartments, Crownest—Statement of Compliance with SEPP 65
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Apartment Design Guide - Tools for improving the design of residential apartment development

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PART 4 DESIGNING THE BUILDING

APARTMENT MIX	4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	YES	Adaptable apartments are to be accommodated within the existing layout of certain apartment typologies - refer to detailed apartment layouts	YES	
APARTMENT MIX	4K-2	The apartment mix is distributed to suitable locations within the building.	YES	Yes		
GROUND FLOOR	4L-1	Street frontage activity is maximised where ground floor apartments are located	YES	Street frontage is enhanced through landscaping and transparency through to lobby space. Direct access is provided for ground floor apartments.	YES	
APARTMENTS	4L-2	Design of ground floor apartments delivers amenity and safety for residents	YES	Levels difference to provide visual and acoustic privacy and security to ground floor apartments	YES	
FACADES	4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	YES	Detailed materials and finishes are provided with the Architectural Plans. Facades are articulated to have appropriate proportion and scale to the envisaged future streetscape.	YES	
ROOF DESIGN	4M-2	Building functions are expressed by the facade.	YES	Yes, transparency and solid walls behind the fins vary accordingly for rooms that require outlook or increased privacy	YES	
	4N	Roof treatments are integrated into the building design and positively respond to the street.	YES	Yes, roof overhangs are as required for shading and form, while minimising visual impact from the street.	YES	
	4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	YES	Open space requirements are more than exceeded on Ground level to not require additional communal open space on the roof area. Large private open spaces on the top level add amenity to those apartments and enhance the building expression.	YES	
	4N-3	Roof design incorporates sustainability features.	YES	Roof captures rainwater run-off mitigating flood effects and collected use in the landscape. The roof integrates skylights that provides natural lighting to the internal stair and apartments throughout the building.	YES	
LANDSCAPE DESIGN	4O-1	Landscape design is viable and sustainable.	YES	The open space and landscaping provide an important amenity and asset to the inhabitants of the development and the streetscape. The north-facing principal open space connects to open space to the north, and to the south and creates a buffer between the shared boundary.	YES	
	4O-2	Landscape design contributes to the streetscape and amenity.	YES	The north facing park has an ideal aspect for sun access, with it's large open lawns and scattered trees providing high amenity passive open space.	YES	
				Refer to Landscaping Plans	YES	
PLANTING ON STRUCTURES	4P-1	Appropriate soil profiles are provided.	YES	Yes, soil depth will accommodate larger trees.	YES	
	4P-2	Plant growth is optimised with appropriate selection and maintenance	YES	Refer to Landscaping Plans	YES	
	4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	YES	Refer to Landscaping Plans	YES	
UNIVERSAL DESIGN	4Q-1	Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guidelines silver level universal design features.	YES	See Accessibility report	YES	
	4Q-2	A variety of apartments with adaptable designs are provided	YES	20% of the apartments are adaptable and 2 livable apartments are provided	YES	
	4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.	YES	Yes	YES	
ADAPTIVE REUSE	4R	n/a	N/A	n/a	N/A	
MIXED USE	4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	N/A		N/A	
	4S-2	Residential levels of the building are integrated within the development, and safely and amenity is maximised for residents	N/A		N/A	
AWNINGS AND SIGNAGE	4T-1	Awnings are well located and complement and integrate with the building design.	YES	Appropriate awnings and lighting will be provided to the building entries.	YES	
	4T-2	Signage responds to the context and desired streetscape character.	YES	Signage in the lobby will be provided for visitors and residents.	YES	
ENERGY EFFICIENCY	4U-1	Development incorporates passive environmental design.	YES	* This application includes a BASiX Certificate which demonstrated that the proposed residential apartments comply with the water and energy savings targets for new developments within NSW.	YES	
	4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	YES	Refer to BASiX report	YES	

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Bureau—16108-84-90 Aitchison Street Apartments, Crownest—Statement of Compliance with SEPP 65
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CLAUSE	OBJECTIVES	COMPLIANCE	COMMENTS
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PART 4 DESIGNING THE BUILDING

ENERGY EFFICIENCY	4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	YES	All apartments are naturally ventilated
	4V-1	Potable water use is minimised.	YES	This application includes a BASIX Certificate which demonstrated that the proposed residential apartments buildings comply with the water and energy savings targets for new developments within NSW.
	4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	YES	Refer to BASIX Certificate which forms part of this DA submission Refer to Flood report
WATER MANAGEMENT AND CONSERVATION	4V-3	Flood management systems are integrated into site design.	YES	A Flood Report has been submitted with the DA, which demonstrates: • Proposed overflow mechanism to a basement rainwater tank; and • Numerous stormwater detention storage areas. • These measures will ensure that the velocity and quantum of stormwater entering into the local waterways and Council drainage systems is minimised, where possible. Rainwater is collected from new, safe roof materials mitigating flood
	4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	YES	Waste storage facilities are located in the basement levels away from main residential and retail entries. Every apartment has access to a garbage chute. Refer to Waste Management Plan which forms part of this DA submission.
BUILDING MAINTENANCE	4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.	YES	Refer to Waste Management Plan which forms part of this DA submission.
	4X-1	Building design detail provides protection from weathering.	YES	Hardwearing and robust materials will be specified
	4X-2	Systems and access enable ease of maintenance.	YES	Plant equipment is located in the basement levels with additional recessed roof level plant.
	4X-3	Material selection reduces ongoing maintenance costs.	YES	A Strata management body will be formed for the development to ensure the buildings have a regular maintenance program. Hardwearing materials will be utilised where appropriate in all buildings to minimise opportunities for vandalism