APARTMENT DESIGN GUIDE (ADG)				
No.	**SEPP 65 Apartment Design Guide**		**Relevant Control**	**Comply**
Part 3 - Siting the Development				
3A	**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	Yes
3B	**Orientation**			
3B-1	*Building types and layouts respond to the streetscape and site while optimising solar access within the development.*		The streets are defined as Building A is oriented to Coolibah Street and Building C to Sherwood Road. Direct access from each street is provided. Adequate solar access is achieved for a sufficient number of dwellings.	Yes
3B-2	*Overshadowing of neighbouring properties is minimised during mid-winter.*		Overshadowing falls onto the southern adjoining property which contains the Coolibah Hotel. Overshadowing of that property is not unreasonable given that it is a commercial property and dos not contain any habitable areas within. The shadow diagrams indicate that the site would be provided with suitable levels of solar access to the existing north facing outdoor terraces of the hotel (approved in DA-520/2009) between 11:00am and 3:00pm on 21 June and any future residential development on the site as illustrated at Annexure A.	Yes
3C	**Public Domain Interface**			
3C-1	*Transition between private and public domain is achieved without compromising safety and security.*		Appropriate transition is proposed between the private and public domains.	Yes
3C-2	*Amenity of the public domain is retained and enhanced.*		The public domain will be enhanced by providing a pedestrian link through the site from Coolibah Street to Sherwood Road as required by the DCP. Service, loading and waste areas are out of public view and within the car parking or basement levels of the building. The proposed buildings are aesthetically pleasing.	Yes
3D	**Communal and Public Open Space**			
3D-1	*An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.*			
	Design Criteria	Communal open space has a minimum area equal to 25% of the site & depth 3m	**Required:** 25% of 3,734.4m^2 933.6m^2 required **Proposed:** 770.5m^2 (20.6%)	No, however acceptable . Refer to Section 5 of Report.
		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).	Main pocket of COS is in the north-western corner at the rear of Building C and will achieve reasonable solar access.	Yes
3D-2	*Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.*		COS areas allow for some active and passive recreation. A mixture of BBQ's, lounges, dining, seating and garden areas	Yes

<table>
<tr><th colspan="5">APARTMENT DESIGN GUIDE (ADG)</th></tr>
<tr><th>No.</th><th colspan="2">SEPP 65 Apartment Design Guide</th><th>Relevant Control</th><th>Comply</th></tr>
<tr><td></td><td colspan="2"></td><td>are proposed within the COS areas. Principal area is 11.5 metres wide clear of pedestrian path.</td><td></td></tr>
<tr><td>3D-3</td><td colspan="2">Communal open space is designed to maximise safety.</td><td>Good surveillance of COS areas from the units is achieved.</td><td>Yes</td></tr>
<tr><td>3D-4</td><td colspan="2">Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</td><td>N/A</td><td>N/A</td></tr>
<tr><td>3E</td><td colspan="4">Deep Soil Zones</td></tr>
<tr><td>3E-1</td><td colspan="4">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.</td></tr>
<tr><td></td><td>Design Criteria</td><td>Deep soil zones are to meet the following minimum requirements:
<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table>
Design guidance
On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:
• 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2
• 15% of the site as deep soil on sites greater than 1,500m2</td><td>Refer to assessment against Part C of DCP.</td><td>Refer to DCP</td></tr>
<tr><td>3F</td><td colspan="4">Visual Privacy</td></tr>
<tr><td>3F-1</td><td colspan="4">Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</td></tr>
<tr><td></td><td>Design Criteria</td><td>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></td><td>The site is zoned B2 Local Centre and Council's DCP requires buildings to be built to the Sherwood Road and side boundaries without any separation or setbacks. This results in no side boundary separation requirements for Building C. A 3 metre setback is required to the Coolibah Street boundary (i.e. Building A).

The development proposes a number of non-compliant separation distances between side boundaries and between buildings internally as detailed below:
<table><tr><th colspan="4">Building A</th></tr><tr><th>Setback</th><th>Req'd</th><th>Prop</th><th>Comply</th></tr><tr><td>North – L2 to L4</td><td>6m</td><td>6m</td><td>Yes</td></tr><tr><td>North – L5</td><td>9m</td><td>6m</td><td>No</td></tr><tr><td>South - first 11.5m depth –</td><td>6m</td><td>0m</td><td>No but complies with DCP</td></tr></table></td><td>Part Yes and Part No. Refer to Section 5 of Report.</td></tr>
</table>

<table>
<tr><th colspan="5">APARTMENT DESIGN GUIDE (ADG)</th></tr>
<tr><th>No.</th><th colspan="2">SEPP 65 Apartment Design Guide</th><th>Relevant Control</th><th>Comply</th></tr>
<tr><td></td><td colspan="2"></td><td>
<table>
<tr><td>L2 to L4</td><td></td><td></td><td></td></tr>
<tr><td>South – remaining depth – L2 to L4</td><td>6m</td><td>6m</td><td>Yes</td></tr>
<tr><td>South - first 11.5m depth – L5</td><td>9m</td><td>0m</td><td>No but complies with DCP</td></tr>
<tr><td>South – remaining depth – L5</td><td>6m</td><td>6.3m</td><td>Yes</td></tr>
</table>
<table>
<tr><th colspan="4">Building B</th></tr>
<tr><th>Setback</th><th>Req’d</th><th>Prop</th><th>Comply</th></tr>
<tr><td>North</td><td>6m</td><td>6m</td><td>Yes</td></tr>
<tr><td>South</td><td>6m</td><td>6m</td><td>Yes</td></tr>
</table>
<table>
<tr><th colspan="4">Internal Between Buildings</th></tr>
<tr><th>Setback</th><th>Req’d</th><th>Prop</th><th>Comply</th></tr>
<tr><td>North - Building A to B for levels 3 and 4</td><td>9m</td><td>3m</td><td>No</td></tr>
<tr><td>North - Building A to B for level 5</td><td>13.5m</td><td>3m</td><td>No</td></tr>
<tr><td>South - Building A to B for levels 3 and 4</td><td>9m</td><td>4.15m</td><td>No</td></tr>
<tr><td>South - Building A to B for level 5</td><td>13.5m</td><td>4.15m</td><td>No</td></tr>
<tr><td>Building C to B – Level 3 to 5</td><td>12m</td><td>13m</td><td>Yes</td></tr>
<tr><td>Building C Levels 6 to 8 to B COS</td><td>13.5m</td><td>19m</td><td>Yes</td></tr>
</table>
</td><td></td></tr>
<tr><td>3F-2</td><td colspan="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.</td><td>Separation results in appropriate levels of privacy and appropriate levels of access to light and air.</td><td>Yes</td></tr>
<tr><td>3G</td><td colspan="3">Pedestrian Access and Entries</td><td></td></tr>
<tr><td>3G-1</td><td colspan="2">Building entries and pedestrian access connects to and addresses the public domain.</td><td>A central and wide pedestrian access point is proposed off both street frontages. Residential and retail entries are separate.</td><td>Yes</td></tr>
<tr><td>3G-2</td><td colspan="2">Access, entries and pathways are accessible</td><td>Achieved.</td><td>Yes</td></tr>
</table>

APARTMENT DESIGN GUIDE (ADG)				
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	and easy to identify.			
3G-3	*Large sites provide pedestrian links for access to streets and connection to destinations.*		A 6 metre wide pedestrian link is required under Part N of the DCP, half of which is proposed along the northern boundary of the site.	Yes
3H	**Vehicle Access**			
3H-1	*Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.*		2 separate vehicle entries are proposed from each street frontage and separate from pedestrian entries.	Yes
3J	**Bicycle and Car Parking**			
3J-1	*Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.*			
	Design Criteria	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.	The site is not located within 800 metres from a Railway Station, therefore DCP rates apply. See DCP table below.	Yes
		The car parking needs for a development must be provided off street.	Parking is proposed off-street and within basement levels.	Yes
3J-2	*Parking and facilities are provided for other modes of transport.* ***Design guidance*** Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable		Bicycle parking is proposed within the basement levels.	Yes
3J-3	*Car park design and access is safe and secure.*		Basement 1 is residential. Level 1 is part commercial and part residential (including visitor parking). Level 2 is all commercial. The configuration of the parking on level 1 is considered acceptable with the inclusion of secure access (boom gates) that will separate residential spaces from commercial and visitor spaces.	Yes
3J-4	*Visual and environmental impacts of underground car parking are minimised.*		Parking will not be visible from the streets.	Yes

APARTMENT DESIGN GUIDE (ADG)				
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3J-5	*Visual and environmental impacts of on-grade car parking are minimised.*		Some at grade parking is proposed however is located behind the building and will not be visible from the street frontages or the southern boundary (side boundary wall proposed to conceal).	Yes
3J-6	*Visual and environmental impacts of above ground enclosed car parking are minimised.*		Basement 1 carpark is all below NGL and would not be visible at any point. When viewed from both street frontages, the car parking on levels 1 and 2 would not be visible from the street frontages. Level 2 is at grade at Sherwood Road then its FFL is elevated up to approximately 4.2 metres above NGL at Coolibah Street. The level would be visible from the southern side boundary however a high wall is proposed along the southern end of the parking area to conceal the parking spaces from the south.	Yes
Part 4 - Designing the Building				
4A	**Solar and Daylight Access**			
4A-1	*To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.*			
	Design Criteria	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours 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.	20/86 = 23.5% of living rooms achieve at least 2 hours 41/86 = 48% of POS achieve at least 2 hours.	No, however acceptable . Refer to Section 5 of Report.
		A maximum of 15% of units in a building receive no direct sunlight between 9 am & 3 pm at mid-winter.	29/86 = 34% get nil	No, however acceptable . Refer to Section 5 of Report.
4A-2	*Daylight access is maximised where sunlight is limited.*		The proposal orientates the building to take advantage of solar access and maximises the number of units with a direct north aspect.	Yes
4A-3	*Design incorporates shading and glare control, particularly for warmer months.*		Louvres, screens and blade walls are proposed along balcony edges.	Yes
4B	**Natural Ventilation**			
4B-1	*All habitable rooms are naturally ventilated.*		All habitable rooms have a window	Yes
4B-2	*The layout and design of single aspect apartments maximises natural ventilation.*		The development maximises natural cross flow ventilation.	Yes
4B-3	*The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.*			
	Design Criteria	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels	57/86 = 66% of units are naturally cross ventilated (includes top floor units with skylights).	Yes

<table>
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<tr><td></td><td></td><td>allows adequate natural ventilation and cannot be fully enclosed.</td><td></td><td></td></tr>
<tr><td></td><td></td><td>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</td><td>No unit exceeds a depth of 18 metres.</td><td>Yes</td></tr>
<tr><td>4C</td><td colspan="4">Ceiling Heights</td></tr>
<tr><td>4C-1</td><td colspan="4">Ceiling height achieves sufficient natural ventilation and daylight access.</td></tr>
<tr><td></td><td>Design Criteria</td><td>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:
<table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor
2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>These minimums do not preclude higher ceilings if desired.</td><td>The proposed ceiling heights are as follows:

Buildings A & B:
Level 1 Com 3.5 metres
Level 2 Res 3.3 metres
Level 3 to 5 Res 2.8 metres

Building C:
Level 1 (parking)
Level 2 Com 3.3 metres*
Levels 3 to 8 Res 2.8 metres

*200mm assumed for drop ceiling for services</td><td>Yes</td></tr>
<tr><td>4C-2</td><td colspan="2">Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</td><td>Satisfactory</td><td>Yes</td></tr>
<tr><td>4C-3</td><td colspan="2">Ceiling heights contribute to the flexibility of building use over the life of the building.</td><td>Ceiling heights will allow for flexibility of building use over the life of the building.</td><td>Yes</td></tr>
<tr><td>4D</td><td colspan="4">Apartment Size and Layout</td></tr>
<tr><td>4D-1</td><td colspan="3">The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>Apartments are required to have the following minimum internal areas:
<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.</td><td>All unit sizes comply – see calculations provided as Annexure B.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>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.</td><td>Every habitable room has a window in an external wall.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>Design Guidance for Objective</td><td>Kitchens are clear of circulation space in</td><td>Yes</td></tr>
</table>

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<tr><th>No.</th><th colspan="2">SEPP 65 Apartment Design Guide</th><th>Relevant Control</th><th>Comply</th></tr>
<tr><td></td><td></td><td>4D-1
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).</td><td>all units.</td><td></td></tr>
<tr><td>4D-2</td><td colspan="4">Environmental performance of the apartment is maximised.</td></tr>
<tr><td></td><td>Design Criteria</td><td>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</td><td>Complies.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</td><td>Single aspect unit habitable rooms are less than 8 metres from a window.</td><td>Yes</td></tr>
<tr><td>4D-3</td><td colspan="4">Apartment layouts are designed to accommodate a variety of household activities and needs.</td></tr>
<tr><td></td><td>Design Criteria</td><td>Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).</td><td>All bedroom sizes comply.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</td><td>All bedrooms are more than 3 metres x 3 metres excluding wardrobes.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>Living rooms or combined living/dining rooms have a minimum width of:
• 3.6m for studio and 1 bedroom apartments
• 4m for 2 and 3 bedroom apartments.</td><td>Living room widths comply for all units. Dimensions shown on plans.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</td><td>All units have a width in excess of 4 metres.</td><td>Yes</td></tr>
<tr><td>4E</td><td colspan="4">Private Open Space and Balconies</td></tr>
<tr><td>4E-1</td><td colspan="3">Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>All apartments are required to have primary balconies as follows:
<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m^2</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m^2</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m^2</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m^2</td><td>2.4m</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</td><td>All Balconies meet minimum dimension and area requirements – see calculation sheet at Annexure C.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>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 15m^2 and a minimum depth of 3m.</td><td>No ground floor units are proposed.</td><td>Yes</td></tr>
<tr><td>4E-2</td><td colspan="2">Primary private open space and balconies are appropriately located to enhance liveability for residents.</td><td>All POS balconies are located off living rooms.</td><td>Yes</td></tr>
</table>

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<tr><th>No.</th><th colspan="2">SEPP 65 Apartment Design Guide</th><th>Relevant Control</th><th>Comply</th></tr>
<tr><td>4E-3</td><td colspan="2">Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</td><td>Satisfactory</td><td>Yes</td></tr>
<tr><td>4E-4</td><td colspan="2">Private open space and balcony design maximises safety.</td><td>Satisfactory</td><td>Yes</td></tr>
<tr><td>4F</td><td colspan="4">Common Circulation and Spaces</td></tr>
<tr><td rowspan="3">4F-1</td><td colspan="3">Common circulation spaces achieve good amenity and properly service the number of apartments.</td><td></td></tr>
<tr><td>Design Criteria</td><td>The maximum number of apartments off a circulation core on a single level is eight.</td><td>Buildings A and B are joined and served by one lift and 3 stairwells, so 4 cores in total. A maximum of 11 units are proposed per floor, so 2.75 units per core.

Building C has one lift and 2 stairwells, so 3 cores. A maximum of 8 units are proposed per floor, so 2.66 units per core.</td><td>Yes</td></tr>
<tr><td></td><td>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</td><td>N/A</td><td>N/A</td></tr>
<tr><td></td><td>Design Guidance</td><td>Daylight & natural ventilation be provided to CCSs above ground level. Windows should be at ends of corridors or next to core</td><td>Corridors to all buildings have large windows opposite cores and at the end of circulation corridors which would allow natural light and ventilation.</td><td>Yes</td></tr>
<tr><td>4F-2</td><td colspan="2">Common circulation spaces promote safety and provide for social interaction between residents.</td><td>Satisfactory</td><td>Yes</td></tr>
<tr><td>4G</td><td colspan="4">Storage</td></tr>
<tr><td rowspan="2">4G-1</td><td colspan="3">Adequate, well designed storage is provided in each apartment.</td><td></td></tr>
<tr><td>Design Criteria</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m^3</td></tr><tr><td>1 bedroom apartments</td><td>6m^3</td></tr><tr><td>2 bedroom apartments</td><td>8m^3</td></tr><tr><td>3+ bedroom apartments</td><td>10m^3</td></tr></table>At least 50% of the required storage is to be located within the apartment.</td><td>57/86 units (66%) have a total storage capacity that complies and only 9/86 units (10%) have at least 50% of storage within the units. The store rooms within the parking levels are all larger than 10m^3 (some are 30m^3) so the areas could be redistributed to provide each units with sufficient storage, subject to a condition.</td><td>No, however acceptable subject to condition. Refer to Section 5 of Report.</td></tr>
<tr><td>4G-2</td><td colspan="2">Additional storage is conveniently located, accessible and nominated for individual apartments.</td><td>As above</td><td>Yes</td></tr>
<tr><td>4H</td><td colspan="4">Acoustic Privacy</td></tr>
<tr><td>4H-1</td><td colspan="2">Noise transfer is minimised through the siting of buildings and building layout.</td><td>Units adjoin no more than 2 others. Lifts directly adjoin one unit per floor. BCA compliant party walls will address noise transfer.</td><td>Yes</td></tr>
<tr><td>4H-2</td><td colspan="2">Noise impacts are mitigated within apartments through layout and acoustic treatments.</td><td>A revised Acoustic Report has been submitted and referred to Council's Environmental Health Officer who considers the proposal to be satisfactory subject to conditions of consent.</td><td>Yes</td></tr>
<tr><td>4J</td><td colspan="3">Noise and Pollution</td><td></td></tr>
<tr><td>4J-1</td><td colspan="2">In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</td><td>The site is located on a busy road and is adjoined by a Hotel to the south that has a license to operate until 3am. A revised Acoustic Report has been submitted and referred to Council's Environmental</td><td>Yes</td></tr>
</table>

APARTMENT DESIGN GUIDE (ADG)			
No.	**SEPP 65 Apartment Design Guide**	**Relevant Control**	**Comply**
		Health Officer who considers the proposal to be satisfactory subject to conditions of consent.	
4J-2	*Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.*	A revised Acoustic Report has been submitted and referred to Council's Environmental Health Officer who considers the proposal to be satisfactory subject to conditions of consent.	Yes
4K	**Apartment Mix**		
4K-1	*A range of apartment types and sizes is provided to cater for different household types now and into the future.*	86 units comprising: 8 x 1 bed 67 x 2 bed 11 x 3 bed Includes adaptable units	Yes
4K-2	*The apartment mix is distributed to suitable locations within the building.*	Satisfactory	Yes
4L	**Ground Floor Apartments**		
4L-1	*Street frontage activity is maximised where ground floor apartments are located.*	Ground floor units not permitted and none are proposed.	N/A
4L-2	*Design of ground floor apartments delivers amenity and safety for residents.*	N/A	N/A
4M	**Façades**		
4M-1	*Building facades provide visual interest along the street while respecting the character of the local area.*	Visual interest is achieved on the façades.	Yes
4M-2	*Building functions are expressed by the façade.*	Satisfactory	Yes
4N	**Roof Design**		
4N-1	*Roof treatments are integrated into the building design and positively respond to the street.*	Flat roof is considered satisfactory.	Yes
4N-2	*Opportunities to use roof space for residential accommodation and open space are maximised.*	Rooftop COS is proposed above Buildings A and B to maximum outdoor open space.	Yes
4N-3	*Roof design incorporates sustainability features.*	Considered satisfactory as vented skylights and landscaped planter beds are proposed.	Yes
4O	**Landscape Design**		
4O-1	*Landscape design is viable and sustainable.*	The application was referred to Council's Landscape and Tree Management Officer who raised no objection to the proposal, subject to conditions.	Yes
40-2	*Landscape design contributes to the streetscape and amenity.*	Part N of the DCP requires a 3 metre setback for the Coolibah Street. A 3 metre setback is provided and will provide increased amenity.	Yes
4P	**Planting on Structures**		
4P-1	*Appropriate soil profiles are provided.*	The application was referred to Council's Landscape and Tree Management Officer who raised no objection to the proposal, subject to conditions.	Yes
4P-2	*Plant growth is optimised with appropriate selection and maintenance.*	As above	Yes
4P-3	*Planting on structures contributes to the quality and amenity of communal and public open spaces.*	As above	Yes
4Q	**Universal Design**		
4Q-1	*Universal design features are included in apartment design to promote flexible housing for all community members.*	Council's Accessibility Consultant has raised concern with the proposed design. However the concerns are able to be addressed by conditions.	No, however acceptable subject to

APARTMENT DESIGN GUIDE (ADG)			
No.	**SEPP 65 Apartment Design Guide**	**Relevant Control**	**Comply**
			conditions
4Q-2	*A variety of apartments with adaptable designs are provided.* **Design guidance** Adaptable housing should be provided in accordance with the relevant council policy	15% = 13/86 Adaptable units required, with disabled car parking spaces. 8 adaptable units shown on plans and Council's Accessibility Consultant has raised concern with the proposed design. However the concerns are able to be addressed by conditions.	No, however acceptable subject to conditions
4Q-3	*Apartment layouts are flexible and accommodate a range of lifestyle needs.*	Satisfactory	Yes
4R	**Adaptive Reuse**		
4R-1	*New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.*	N/A	N/A
4R-2	*Adapted buildings provide residential amenity while not precluding future adaptive reuse.*	N/A	N/A
4S	**Mixed Use**		
4S-1	*Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.*	Active street frontages to both streets are proposed with an awning over Sherwood Road footpath to protect pedestrians. Good pedestrian access is proposed on both street frontages.	Yes
4S-2	*Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.*	Residential levels of the building are integrated with the overall development and safety and security for residents would be achieved.	Yes
4T	**Awnings and Signage**		
4T-1	*Awnings are well located and complement and integrate with the building design.*	An awning is proposed along the Sherwood Road frontage that complies with the DCP.	Yes
4T-2	*Signage responds to the context and desired streetscape character.*	N/A	N/A
4U	**Energy Efficiency**		
4U-1	*Development incorporates passive environmental design.* **Design guidance** Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	BASIX certificate confirms energy targets reached. ABSA Certificate provided.	Yes
4U-2	*Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.*	The development incorporates passive solar design with an appropriate level of dwellings achieving solar access, low levels of single aspect dwellings and maximised cross flow ventilation.	Yes
4U-3	*Adequate natural ventilation minimises the need for mechanical ventilation.*	Adequate number of units are natural cross-ventilated.	Yes
4V	**Water Management and Conservation**		
4V-1	*Potable water use is minimised.*	BASIX Certificate confirms that the proposal can achieve target scores for Water, Thermal Comfort and Energy.	Yes
4V-2	*Urban stormwater is treated on site before being discharged to receiving waters.*	The application was referred to Council's Development Engineer who raised no objection with the proposal, subject to conditions.	Yes
4V-3	*Flood management systems are integrated into site design.*	The site is not flood affected.	N/A
4W	**Waste Management**		
4W-1	*Waste storage facilities are designed to minimise impacts on the streetscape, building*	Council's Waste Management Officer has reviewed the proposal with regard to the	Yes

APARTMENT DESIGN GUIDE (ADG)			
No.	**SEPP 65 Apartment Design Guide**	**Relevant Control**	**Comply**
	entry and amenity of residents.	additional information submitted on 31 May 2017. The waste officer has no objections with to the proposal.	
4W-2	*Domestic waste is minimised by providing safe and convenient source separation and recycling.*	Council's Waste Management Officer has reviewed the proposal with regard to the additional information submitted on 31 May 2017. The waste officer has no objections with to the proposal.	Yes
4X	**Building Maintenance**		
4X-1	*Building design detail provides protection from weathering.*	Considered satisfactory.	Yes
4X-2	*Systems and access enable ease of maintenance.*	Considered satisfactory.	Yes
4X-3	*Material selection reduces ongoing maintenance costs.*	Considered satisfactory.	Yes

ANNEXURE A
Shadow Diagrams

Figure 1 – Shadow Diagram for 9:00am at 21 June

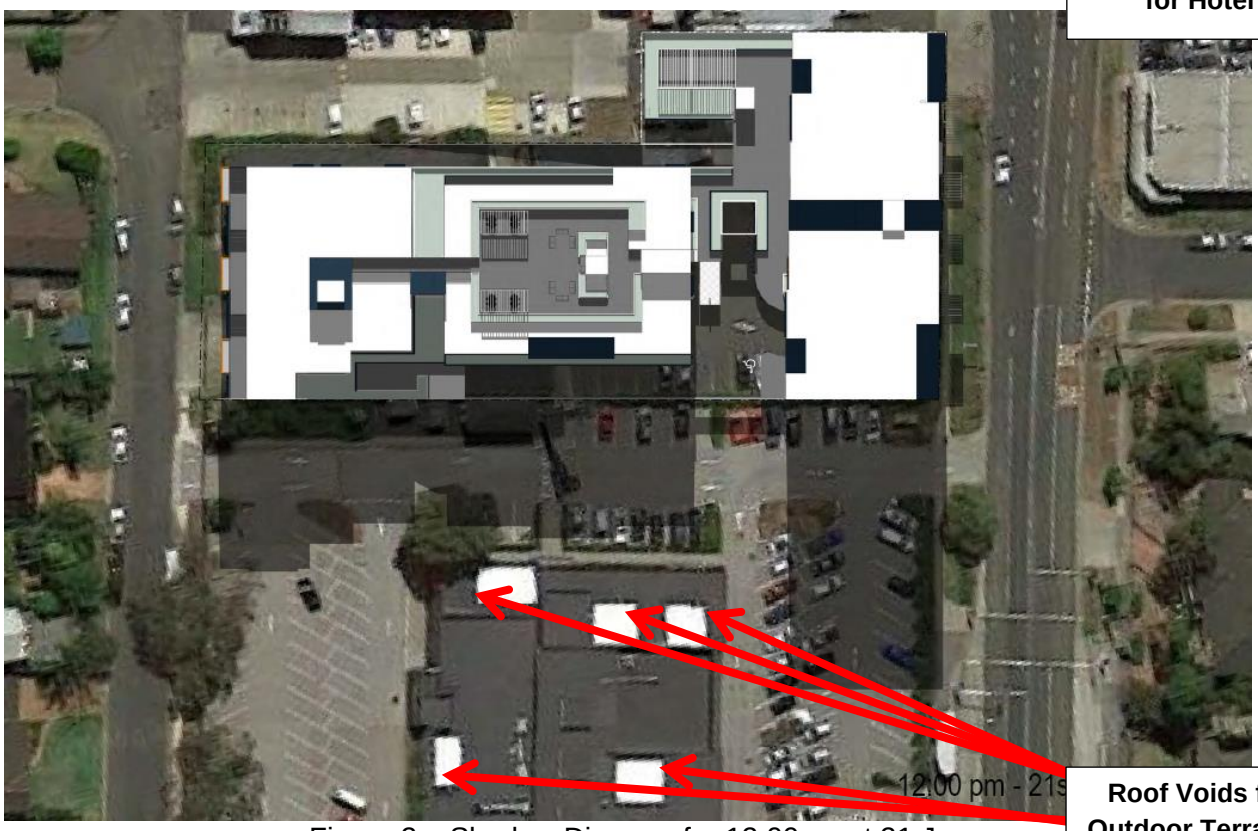

Figure 2 – Shadow Diagram for 12:00pm at 21 June

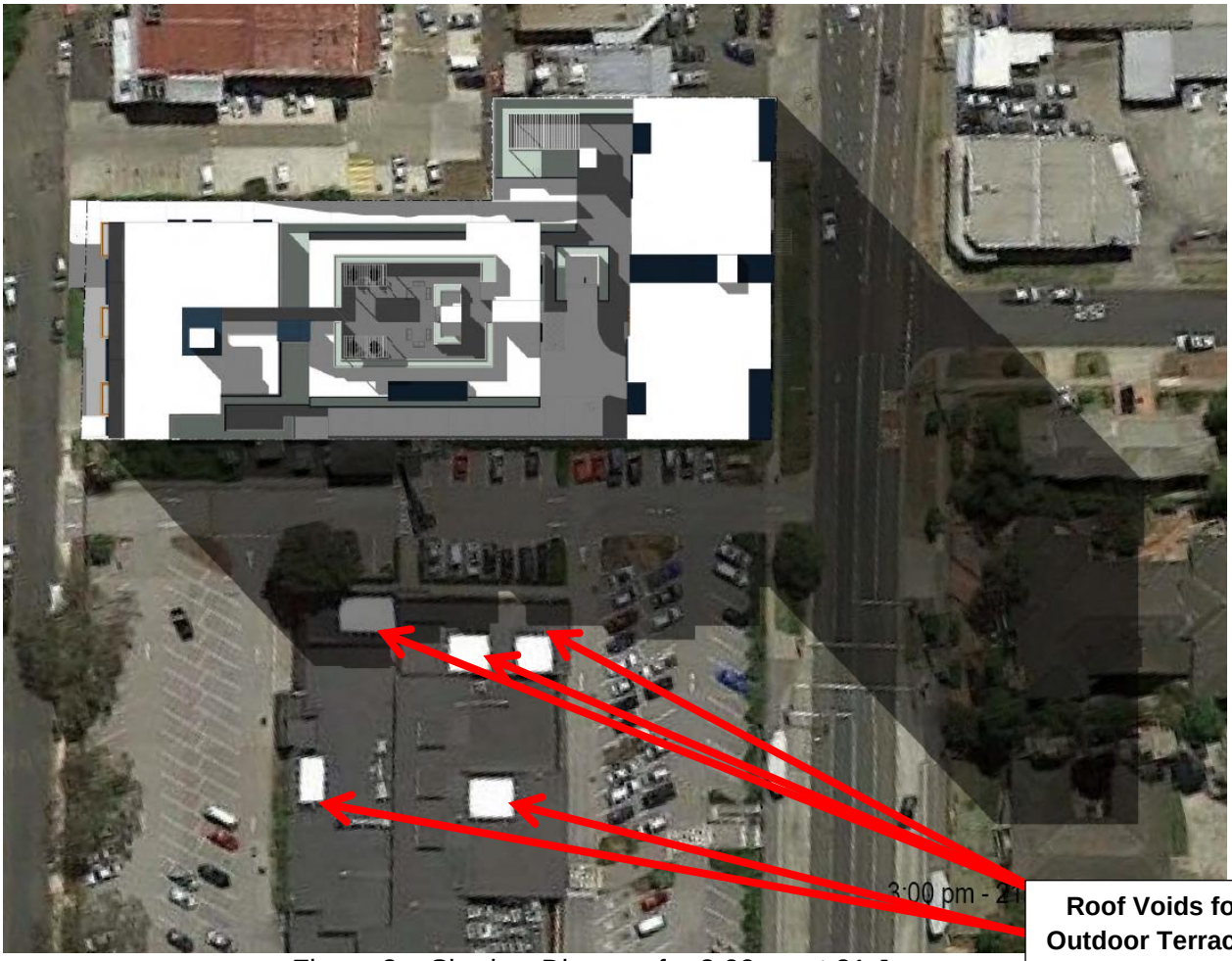

Figure 3 – Shadow Diagram for 3:00pm at 21 June

ANNEXURE B
ADG Apartment Size Calculations

L2	Beds & Baths	Area Reqd	Area Prop	Comply?
1	3 bed,2 bath	95	95.3	Y
2	3 bed,2 bath	95	95.8	Y
3	2 bed,2 bath	75	75.7	Y
4	2 bed,2 bath	75	75.7	Y
5	3 bed,2 bath	95	95	Y
L3				
6	3 bed,2 bath	95	95.3	Y
7	2 bed,2 bath	75	75.7	Y
8	2 bed,2 bath	75	75.7	Y
9	2 bed,2 bath	75	83.2	Y
10	2 bed,2 bath	75	79.4	Y
11	2 bed,2 bath	75	75.7	Y
12	2 bed,2 bath	75	75.7	Y
13	3 bed,2 bath	95	95.8	Y
14	2 bed,2 bath	75	75.7	Y
15	2 bed,2 bath	75	75.6	Y
16	3 bed,2 bath	95	95	Y
39	2 bed,2 bath	75	75.5	Y
40	2 bed,2 bath	75	75.1	Y
41	2 bed,2 bath	75	75	Y
42	2 bed,2 bath	75	75.7	Y
43	2 bed,2 bath	75	75.7	Y
44	2 bed,2 bath	75	75.6	Y
45	2 bed,2 bath	75	75.1	Y
46	2 bed,2 bath	75	76.9	Y
L4				
17	3 bed,2 bath	95	95.3	Y
18	2 bed,2 bath	75	75.7	Y
19	2 bed,2 bath	75	75.7	Y
20	2 bed,2 bath	75	83.2	Y
21	2 bed,2 bath	75	79.4	Y
22	2 bed,2 bath	75	75.7	Y
23	2 bed,2 bath	75	75.7	Y
24	3 bed,2 bath	95	95.8	Y
25	2 bed,2 bath	75	75.7	Y
26	2 bed,2 bath	75	75.6	Y
27	3 bed,2 bath	95	95	Y
47	2 bed,2 bath	75	75.5	Y
48	2 bed,2 bath	75	75.1	Y
49	2 bed,2 bath	75	75	Y
50	2 bed,2 bath	75	75.7	Y
51	2 bed,2 bath	75	75.7	Y
52	2 bed,2 bath	75	75.6	Y
53	2 bed,2 bath	75	75.1	Y
54	2 bed,2 bath	75	76.9	Y

L5	Beds & Baths	Area Reqd	Area Prop	Comply?
28	3 bed,2 bath	95	95.3	Y
29	2 bed,2 bath	75	75.7	Y
30	2 bed,2 bath	75	75.7	Y
31	2 bed,2 bath	75	83.2	Y
32	2 bed,2 bath	75	79.4	Y
33	2 bed,2 bath	75	75.7	Y
34	2 bed,2 bath	75	75.7	Y
35	3 bed,2 bath	95	95.8	Y
36	1 bed,1 bath	50	53.3	Y
37	1 bed,1 bath	50	53.3	Y
38	2 bed,2 bath	75	84	Y
55	2 bed,2 bath	75	75.5	Y
56	2 bed,2 bath	75	75.1	Y
57	2 bed,2 bath	75	75	Y
58	2 bed,2 bath	75	75.7	Y
59	2 bed,2 bath	75	75.7	Y
60	2 bed,2 bath	75	75.6	Y
61	2 bed,2 bath	75	75.1	Y
62	2 bed,2 bath	75	76.9	Y
L6				
63	2 bed,2 bath	75	75.3	Y
64	1 bed,1 bath	50	50.3	Y
65	2 bed,2 bath	75	77.1	Y
66	2 bed,2 bath	75	75	Y
67	2 bed,2 bath	75	77.6	Y
68	2 bed,2 bath	75	75.6	Y
69	1 bed,1 bath	50	50.5	Y
70	2 bed,2 bath	75	75.6	Y
L7				
71	2 bed,2 bath	75	75.3	Y
72	1 bed,1 bath	50	50.3	Y
73	2 bed,2 bath	75	77.1	Y
74	2 bed,2 bath	75	75	Y
75	2 bed,2 bath	75	77.6	Y
76	2 bed,2 bath	75	75.6	Y
77	1 bed,1 bath	50	50.5	Y
78	2 bed,2 bath	75	75.6	Y
L8				
79	2 bed,2 bath	75	75.3	Y
80	1 bed,1 bath	50	50.3	Y
81	2 bed,2 bath	75	77.1	Y
82	2 bed,2 bath	75	75	Y
83	2 bed,2 bath	75	77.6	Y
84	2 bed,2 bath	75	75.6	Y
85	1 bed,1 bath	50	50.5	Y
86	2 bed,2 bath	75	75.6	Y

ANNEXURE C
ADG POS Calculations

Unit	UNIT SIZES	POS		
L2	**Beds & Baths**	**POS Reqd**	**POS Prop**	**Comply?**
1	3 bed,2 bath	12	15	Y
2	3 bed,2 bath	12	15	Y
3	2 bed,2 bath	10	13.5	Y
4	2 bed,2 bath	10	13.5	Y
5	3 bed,2 bath	12	15.2	Y
L3				
6	3 bed,2 bath	12	15	Y
7	2 bed,2 bath	10	13.5	Y
8	2 bed,2 bath	10	13.5	Y
9	2 bed,2 bath	10	19.1	Y
10	2 bed,2 bath	10	34.5	Y
11	2 bed,2 bath	10	47.6	Y
12	2 bed,2 bath	10	47.6	Y
13	3 bed,2 bath	12	15	Y
14	2 bed,2 bath	10	13.5	Y
15	2 bed,2 bath	10	13.5	Y
16	3 bed,2 bath	12	15.2	Y
39	2 bed,2 bath	10	10.6	Y
40	2 bed,2 bath	10	10.6	Y
41	2 bed,2 bath	10	16.7	Y
42	2 bed,2 bath	10	12.5	Y
43	2 bed,2 bath	10	10.4	Y
44	2 bed,2 bath	10	10	Y
45	2 bed,2 bath	10	13.9	Y
46	2 bed,2 bath	10	10.6	Y
L4				
17	3 bed,2 bath	12	15	Y
18	2 bed,2 bath	10	13.5	Y
19	2 bed,2 bath	10	13.5	Y
20	2 bed,2 bath	10	19.1	Y
21	2 bed,2 bath	10	21	Y
22	2 bed,2 bath	10	32.4	Y
23	2 bed,2 bath	10	32.9	Y
24	3 bed,2 bath	12	15	Y
25	2 bed,2 bath	10	13.5	Y
26	2 bed,2 bath	10	13.5	Y
27	3 bed,2 bath	12	15.2	Y
47	2 bed,2 bath	10	10.6	Y
48	2 bed,2 bath	10	10.6	Y
49	2 bed,2 bath	10	16.7	Y
50	2 bed,2 bath	10	12.5	Y
51	2 bed,2 bath	10	10.4	Y
52	2 bed,2 bath	10	10	Y
53	2 bed,2 bath	10	13.9	Y
54	2 bed,2 bath	10	10.6	Y

L5	Beds & Baths	POS Reqd	POS Prop	Comply?
28	3 bed,2 bath	12	15	Y
29	2 bed,2 bath	10	13.5	Y
30	2 bed,2 bath	10	13.5	Y
31	2 bed,2 bath	10	19.1	Y
32	2 bed,2 bath	10	21	Y
33	2 bed,2 bath	10	32.4	Y
34	2 bed,2 bath	10	32.9	Y
35	3 bed,2 bath	12	15	Y
36	1 bed,1 bath	8	33.7	Y
37	1 bed,1 bath	8	34	Y
38	2 bed,2 bath	10	24.16	Y
55	2 bed,2 bath	10	10.6	Y
56	2 bed,2 bath	10	10.6	Y
57	2 bed,2 bath	10	16.7	Y
58	2 bed,2 bath	10	12.5	Y
59	2 bed,2 bath	10	10.4	Y
60	2 bed,2 bath	10	10	Y
61	2 bed,2 bath	10	13.9	Y
62	2 bed,2 bath	10	10.6	Y
L6				
63	2 bed,2 bath	10	33.5	Y
64	1 bed,1 bath	8	28.1	Y
65	2 bed,2 bath	10	10.2	Y
66	2 bed,2 bath	10	10.4	Y
67	2 bed,2 bath	10	10	Y
68	2 bed,2 bath	10	10	Y
69	1 bed,1 bath	8	25.6	Y
70	2 bed,2 bath	10	31.4	Y
L7				
71	2 bed,2 bath	10	12.8	Y
72	1 bed,1 bath	8	18.8	Y
73	2 bed,2 bath	10	10	Y
74	2 bed,2 bath	10	10	Y
75	2 bed,2 bath	10	10	Y
76	2 bed,2 bath	10	10	Y
77	1 bed,1 bath	8	13.6	Y
78	2 bed,2 bath	10	11.8	Y
L8				
79	2 bed,2 bath	10	12.8	Y
80	1 bed,1 bath	8	18.8	Y
81	2 bed,2 bath	10	10	Y
82	2 bed,2 bath	10	10	Y
83	2 bed,2 bath	10	10	Y
84	2 bed,2 bath	10	10	Y
85	1 bed,1 bath	8	13.6	Y
86	2 bed,2 bath	10	11.8	Y