ANNEXURE A: SEPP 65 ASSESSMENT – APARTMENT DESIGN GUIDE

Objective / Control	Proposal	Complies
3B Orientation		
Objective 3B-1 *Building types and layouts respond to the streetscape and site while optimising solar access within the development*		
Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	The building is oriented to the streets with the main entrances located from the north-south street to the west and through the communal open space to the north and south.	Yes
Where the street frontage is to the east or west, rear buildings should be orientated to the north	NA - no rear buildings	N/A
Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	To the south of the site is UB5E. Shadow diagrams demonstrate that there is not a major concern in regards to overshadowing.	Yes
Objective 3B-2 *Overshadowing of neighbouring properties is minimised during mid winter*		Yes
Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	Refer to Sections 3D and 4A of the ADG table.	Yes
Solar access to living rooms, balconies and private open spaces of neighbours should be considered	Refer to Section 4A of the ADG table.	Yes
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	N/A	N/A
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	Proposal will not significantly reduce solar access to neighbours. The properties to the east along Bunnerong Road will not be overshadowed by the development.	Yes
Overshadowing should be minimised to the south or down hill by	To proposal overshadows the open space directly to the	Yes

Objective / Control	Proposal	Complies
increased upper level setbacks	south of the development. Additionally, a few of the apartments at UB5E's northern elevation will by overshadowed in mid-winter.	
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	There are no adjoining solar collectors.	N/A
3C Public Domain Interface		
Objective 3C-1 *Transition between private and public domain is achieved without compromising safety and security*		Yes
Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	All ground floor apartments that front onto the private road (north-south street) have direct street entrances. The remainder of the apartments either have entries from the communal open space centred on the site or do not have street access (apartments along Bunnerong Road) due to the slope of the land on that side of the site.	Yes
Length of solid walls should be limited along street frontages	Frontage is well articulated with minimal solid walls and broken up with balconies and mix of materials.	Yes
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	Private courtyard and balconies are adjacent to street, where applicable. Attention has been given to lobby spaces and building entrances to make them grand inviting spaces, with ample room and amenity to encourage social interaction. This is also evident near the child care centre entries.	Yes
In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species	Pedestrian entries are clearly defined. There is no pedestrian entry along Bunnerong Road as the land towards the north-eastern side of the site slopes down.	Yes

Objective / Control	Proposal	Complies
• colours		
Opportunities for people to be concealed should be Minimised	Concealment opportunities minimised	Yes
Objective 3C-2 *Amenity of the public domain is retained and enhanced*		
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	Service areas particularly the garbage holding rooms (within UB5E) and plant areas located within the carpark and plant/equipment rooms are also located on rooftops are out of view of public domain.	Yes
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	Accessibility ramps 1:20 have been provided to entry locations on the site where not levelled.	Yes
Durable, graffiti resistant and easily cleanable materials should be used	Materials and finishes are appropriate and consistent with the winning design competition.	Yes
Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking	The proposal incorporates an open space area to the south of the development. The proposal has been designed to allow for footpaths leading through the open space to lobby entries, private courtyards have access from the open space, and there is minimal use of blank walls.	N/A
On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	The site is generally flat with the exception that the site slopes down from Bunnerong Road. The parking levels do not protrude above the NGL significantly.	Yes
3D Communal and public open space		
Objective 3D-1 *An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping*		Yes
Design criteria		
Communal open space has a	Ground Level- 1,568sqm	Yes

Objective / Control	Proposal	Complies
minimum area equal to 25% of the site (see figure 3D.3)	Rooftop- Level 6- 430sqm Total COS: 1,998sqm (25.2%)	
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)	Podium – direct sunlight to at least 50% of the space between There is a total of 1,998sqm of COS provided. 1,040sqm (430sqm rooftop and 759sqm ground floor) receive a minimum of 2 hours sunlight mid-winter. This equates to 52.1%.	Yes
Design guidance		
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	COS areas exceed 3m minimum dimension	Yes
Communal open space should be co-located with deep soil areas	Ground level COS includes deep soil particularly at the eastern and northern side of the site however a majority of the COS is located over the basement car parking area or on the rooftop.	Acceptable
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Provided at both ground level and rooftop level 6.	Yes
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	N/A - design criteria achieved	N/A
Objective 3D-2 *Communal open space is designed to allow for a range of activities, respond to site conditions and be*		

Objective / Control	Proposal	Complies
attractive and inviting		
Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms	COS areas include a range of facilities including open lawn areas and seating on the ground floor and BBQ pavilion, recreation lawn and communal veggie garden on the rooftop. The residents of UB4 can have access to the internal pool and gym which is located within the basement level under UB5E which is shared.	Yes
The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	The development will comply with the minimum requirements under the ADG.	Yes
Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Visual impacts are minimised	Yes
Objective 3D-3 *Communal open space is designed to maximise safety*		
Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies	COS areas are visible from units, and privacy to the units is maintained	Yes
Communal open space should be well lit	Lighting is proposed for the external COS areas.	Yes
Where communal open space/facilities are provided for children and young people they are safe and contained	COS areas are safe and contained on the ground level and on Level 6 rooftop and are visible from units which provide surveillance.	Yes
Objective 3D-4 *Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood*	Open space provided at the southern side of the site is to cater for the residents, predominantly from UB4 and UB5E and is accessible from within the site and from	Yes

<table>
<tr><th>Objective / Control</th><th>Proposal</th><th>Complies</th></tr>
<tr><td></td><td>Bunnerong Road.</td><td></td></tr>
<tr><td colspan="3">3E Deep soil zones</td></tr>
<tr><td>Objective 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</td><td></td><td></td></tr>
<tr><td>Design criteria</td><td></td><td></td></tr>
<tr><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></td><td>Site area = 7,915sqm

The site achieves 622sqm or 7.9% of the site as deep soil with min. dimensions ranging between 4m to 6m.</td><td>Yes- Acceptable</td></tr>
<tr><td>Design guidance</td><td></td><td></td></tr>
<tr><td>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>Due to the location of the basement on the site, it is difficult to provide greater deep soil area particularly to the open space located to the south of the site. This space is located over the shared basement car parking level. Regardless, the development complies with the minimum 7% deep soil requirement.</td><td>Yes</td></tr>
<tr><td>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:</td><td>There are a number of trees along the eastern side of the site that will be retained as well as removed. This is discussed in greater detail within the DCP section of the report.</td><td>Discussed within DCP section of report</td></tr>
</table>

<table>
<tr><th>Objective / Control</th><th>Proposal</th><th>Complies</th></tr>
<tr><td>• basement and sub basement car park design that is consolidated beneath building footprints
• use of increased front and side setbacks
• adequate clearance around trees to ensure long term health
• co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil</td><td></td><td></td></tr>
<tr><td>Achieving the design criteria may not be possible on some sites including where:
• the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)
• there is 100% site coverage or non-residential uses at ground floor level
Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure</td><td>N/A - design criteria achieved</td><td>N/A</td></tr>
<tr><td colspan="3">3F Visual privacy</td></tr>
<tr><td>Objective 3F-1
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</td><td></td><td>Yes</td></tr>
<tr><td>Design criteria</td><td></td><td></td></tr>
<tr><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</td><td>12m</td><td>6m</td></tr>
</table>
</td><td><u>Up to 4 storeys: 12m required (podium)</u>

Internal to the development:
• 22.35m to 27m between habitable and habitable
• Balconies that are located within 6 metre distance between balconies and windows in surrounding units have been appropriately screened. This is appropriately provided within the balconies in the internal corners of the site.</td><td>Yes</td></tr>
</table>

Objective / Control	Proposal	Complies
(9+ storeys)		| Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	• 19.4m to 24m distance balconies to southern site boundary. <u>5-8 Storeys: 18m required</u> • 22.35m to 27m between habitable and habitable • Balconies that are located within 6 metre distance between balconies and windows in surrounding units have been appropriately screened. This is identified on the north-facing units within the centre of the site for Level 5. • Level 6 to 7 does not have any building separation issue as the building is setback 19.4 metres from the southern boundary.	
Design guidance		
Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	N/A – sections do not demonstrate any steps within the building.	N/A
For residential buildings next to commercial buildings, separation distances should be measured as follows: ▪ for retail, office spaces and commercial balconies use the habitable room distances ▪ for service and plant areas use the non-habitable room distances	N/A – not next to commercial buildings	N/A
Direct lines of sight should be avoided for windows and balconies across corners	Design has considered this and no direct sightlines are proposed as privacy screens have been provided to avoid any overlooking into adjoining apartments.	Yes
Objective 3F-2 *Site and building design elements increase privacy without compromising access to light and air*		Yes

Objective / Control	Proposal	Complies
and balance outlook and views from habitable rooms and private open space		
Design guidance		
Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: ▪ setbacks ▪ solid or partially solid balustrades to balconies at lower levels ▪ fencing and/or trees and vegetation to separate spaces ▪ screening devices ▪ bay windows or pop out windows to provide privacy in one direction and outlook in another ▪ raising apartments/private open space above the public domain or communal open space ▪ planter boxes incorporated into walls and balustrades to increase visual separation ▪ pergolas or shading devices to limit overlooking of lower apartments or private open space ▪ on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	COS and access paths are placed appropriately so that they will not impact privacy of the units. Units on the ground floor and Level 6 are separated by solid fences and planter beds.	Yes
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	Separation has been provided between access paths, circulation spaces and the habitable rooms of the apartments	Yes
Balconies and private terraces should be located in front of living rooms to increase internal privacy	Balconies and terraces are all located adjacent and in front of living areas	Yes
Recessed balconies and/or vertical fins should be used between adjacent balconies	Vertical fins and recessed balconies used to maintain privacy	Yes
3G Pedestrian access and entries		

Objective / Control	Proposal	Complies
Objective 3G-1 *Building entries and pedestrian access connects to and addresses the public domain*		Yes
Design guidance		
Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	Multiple entries provided at ground level.	Yes
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	The entries along the western, southern and internal northern side of the development are clearly identifiable and appropriately separated from vehicular driveway access which is off UB5E.	Yes
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	N/A - street frontage is not limited	N/A
Objective 3G-2 *Access, entries and pathways are accessible and easy to identify*		Yes
3H Vehicle access		
Objective 3H-1 *Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes*		
Design guidance		
Car park entries should be located behind the building line	Car park entry is located off UB5E. The proposal incorporates a shared basement car parking level.	Yes
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	As stated above, the proposal will incorporate the vehicle entry of UB5E with a shared vehicle access. The requirements for vehicular access into the site were approved under DA-16/143 for UB5E.	Yes
Access point locations should avoid headlight glare to habitable rooms	Refer to above.	Yes
Adequate separation distances	Refer to above.	Yes

Objective / Control	Proposal	Complies
should be provided between vehicle entries and street intersections		
Garbage collection, loading and servicing areas are screened	Service areas are located within the ground level car park of UB5E and screened by the built form.	Yes
Clear sight lines should be provided at pedestrian and vehicle crossings	Clear sight lines at the pedestrian and vehicle crossing	Yes
Traffic calming devices such as changes in paving material or textures should be used where appropriate	N/A – no need for traffic calming devices.	N/A
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: ▪ changes in surface materials ▪ level changes ▪ the use of landscaping for separation	The pedestrian and vehicle access are clearly distinguishable as different surface materials are used and the levels are different.	Yes
3J Bicycle and car parking		
Objective 3J-1 *Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas*	N/A - DCP car parking requirements apply.	N/A
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 car parking needs for a development must be provided off street	N/A - the site is not within 800m of a railway station or light rail stop in the Sydney Metro Area. It is not in a nominated regional centre. DCP parking requirements apply.	N/A

Objective / Control	Proposal	Complies
4A Solar and daylight access		
Objective 4A-1 *To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space*		Yes
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	167 apartments x 70% = 117 apartments require 2hrs solar access. 118 apartments receive at least 2hrs to living and POS – 71%	Yes
In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	N/A – Sydney Metropolitan controls apply. See above.	N/A
Design guidance		
The design Maximises north aspect and the number of single aspect south facing apartments is minimised	A majority of the apartments have either a northern aspect or a dual north-east, north-west, east and west aspects.	Yes
4B Natural ventilation		
Objective 4B-1 *All habitable rooms are naturally ventilated*		Yes
Design guidance		
The building's orientation maximises apartment and use of prevailing breezes for natural ventilation in habitable rooms	A majority of the apartments within the development that are 6 storeys or higher have good cross ventilation.	Yes
Depths of habitable rooms support natural ventilation	Majority of apartments are dual Depths of the apartments allow for natural ventilation.	Yes
The area of unobstructed window openings should be equal to at least 5% of the floor area served	Majority of living areas and some rooms have large floor to ceiling sliding doors	Yes
Light wells are not the primary air source for habitable rooms	No light wells are proposed.	Yes
Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: ▪ adjustable windows with large effective openable areas ▪ a variety of window types that provide safety and flexibility such as awnings and louvres ▪ windows which the occupants can reconfigure to funnel	Large openable windows and sliding doors to all habitable rooms are proposed. Skylights are also proposed in Level 5 and in Level 5 to increase the cross ventilation of these units.	Yes

<table>
<tr><th>Objective / Control</th><th>Proposal</th><th>Complies</th></tr>
<tr><td>breezes into the apartment such as vertical louvres, casement windows and externally opening doors</td><td></td><td></td></tr>
<tr><td>Objective 4B-3
The number of apartments with natural cross ventilation is Maximised to create a comfortable indoor environment for residents</td><td></td><td></td></tr>
<tr><td>Design criteria</td><td></td><td></td></tr>
<tr><td>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 allows adequate natural ventilation and cannot be fully enclosed</td><td>167 apartments x 60% = 100 apartments required to cross ventilate.

101 out of 167 apartments or 60% cross ventilated.

From the 101 apartments, 10 of these apartments are cross ventilated through skylights.</td><td>Yes</td></tr>
<tr><td>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</td><td>Maximum apartment depth is 10m</td><td>Yes</td></tr>
<tr><td colspan="3">4C Ceiling heights</td></tr>
<tr><td>Objective 4C-1
Ceiling height achieves sufficient natural ventilation and daylight access</td><td></td><td>Yes</td></tr>
<tr><td>Design criteria</td><td></td><td></td></tr>
<tr><td>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

<table>
<tr><td colspan="2">Minimum ceiling height for apartment and mixed use buildings</td></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</td></tr>
</table>
</td><td>2.7m floor to ceiling height proposed.

The portion of the site that is located within the B4 zone is the open space located at the rear.

The childcare centre also contains a 2.7m floor to ceiling height.</td><td>Yes</td></tr>
</table>

Objective / Control	Proposal	Complies
<table><tr><td></td><td>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		
4D Apartment size and layout		
Objective 4D-1 *The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity*		
Design criteria		
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 5m2 each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each	1 bed units: 65-86sqm 2 bed units: 86-101sqm 3 bed units: 112-133sqm All apartments comply with minimum internal areas.	Yes
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	All habitable rooms have a window to an external wall.	Yes
Design criteria		
Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Habitable rooms depths are limited to a maximum of 2.5 x the ceiling height	Yes
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Open plan living areas are generally a maximum of 5-8m from window	Yes
Design guidance		
Greater than minimum ceiling	Increased ceiling heights not	Yes

<table>
<tr><th>Objective / Control</th><th>Proposal</th><th>Complies</th></tr>
<tr><td>heights can allow for proportional increases in room depth up to the permitted maximum depths</td><td>required as depths are limited</td><td></td></tr>
<tr><td>All living areas and bedrooms should be located on the external face of the building</td><td>All living areas and bedrooms are located on the external face of the buildings</td><td>Yes</td></tr>
<tr><td>Objective 4D-3
Apartment layouts are designed to accommodate a variety of household activities and needs</td><td></td><td></td></tr>
<tr><td>Design criteria</td><td></td><td></td></tr>
<tr><td>Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space)</td><td>Master bedrooms have a minimum area of 10sqm and other bedrooms have minimum are of 9sqm</td><td>Yes</td></tr>
<tr><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>All bedrooms have a minimum dimension of 3m.</td><td>Yes</td></tr>
<tr><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>All living rooms have minimum width of 3.6m 1 bedroom apartments and 4m for 2 and 3 bedroom apartments.</td><td>Yes</td></tr>
<tr><td colspan="3">4E Private open space and balconies</td></tr>
<tr><td>Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td><td></td><td></td></tr>
<tr><td>Design criteria</td><td></td><td></td></tr>
<tr><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>4m2</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m2</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m2</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m2</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 bedrooms meet the minimum criteria for balcony sizes and depths. The plans demonstrate that tables can fit within the space.</td><td>Yes</td></tr>
<tr><td colspan="3">4F Common circulation and spaces</td></tr>
</table>

<table>
<tr><th>Objective / Control</th><th>Proposal</th><th>Complies</th></tr>
<tr><td>Objective 4F-1
Common circulation spaces achieve good amenity and properly service the number of apartments</td><td></td><td>Yes</td></tr>
<tr><td>Design criteria</td><td></td><td></td></tr>
<tr><td>10 storeys and over, Maximum apartments sharing a single lift is 40.</td><td>The development is only 6 and 8 storeys in height therefore this control is not applicable.</td><td>N/A</td></tr>
<tr><td colspan="3">4G Storage</td></tr>
<tr><td>Objective 4G-1
Adequate, well designed storage is provided in each apartment</td><td></td><td></td></tr>
<tr><td>Design criteria</td><td></td><td></td></tr>
<tr><td>Dwelling type / Storage size volume
Studio — 4m²
1 bed — 6m²
2 bed — 8m²
3 bed — 10m²
This is in addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

At least 50% of the required storage is located within apartment</td><td>Complies, however 50% is not located within the apartment.</td><td>No- Refer to report</td></tr>
<tr><td>Design guidance</td><td></td><td></td></tr>
<tr><td>Storage is accessible from either circulation or living areas</td><td>Storage areas are accessible from either circulation or living areas</td><td>Yes</td></tr>
<tr><td colspan="3">4H Acoustic privacy</td></tr>
<tr><td>Objective 4H-1
Noise transfer is minimised through the siting of buildings and building layout</td><td></td><td></td></tr>
<tr><td>Design guidance</td><td></td><td></td></tr>
<tr><td>Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)</td><td>Adequate separation has been provided.</td><td>Yes</td></tr>
<tr><td>Window and door openings are generally orientated away from noise sources</td><td>Windows and door openings are oriented away from noise sources which are minimal on this site.</td><td>Yes</td></tr>
<tr><td colspan="3">4J Noise and pollution</td></tr>
<tr><td>Objective 4J-1
In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</td><td>N/A - site is not in a noisy or hostile environment.</td><td>N/A</td></tr>
<tr><td colspan="3">4K Apartment mix</td></tr>
</table>

Objective / Control	Proposal	Complies
Objective 4K-1 *A range of apartment types and sizes is provided to cater for different household types now and into the future*		
Design guidance		
A variety of apartment types is provided	A variety of apartment layouts is provided and studio, 1, 2, and 3 bedroom apartments are provided.	Yes
The apartment mix is appropriate, taking into consideration: ▪ the distance to public transport, employment and education centres ▪ the current market demands and projected future demographic trends ▪ the demand for social and affordable housing ▪ different cultural and socioeconomic groups	1 bed – 23% 2 bed – 49% 3 bed – 28% This is generally compliant with the unit mix approved in Stage 1.	Acceptable
Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	A range of apartment layouts are provided.	Yes
4L Ground floor apartments		
Objective 4L-1 *Street frontage activity is maximised where ground floor apartments are located*		
Design guidance		
Direct street access should be provided to ground floor apartments	All ground floor apartments have been provided with direct street access where applicable. The units that front onto East-west boulevard and north-south street have direct access however the units that front Bunnerong Road do not due to slope down from the footpath..	Yes
4M Facades		
Objective 4M-1 *Building facades provide visual interest along the street while respecting the character of the local area*		
Design guidance		

Objective / Control	Proposal	Complies
Design solutions for front building facades may include: ▪ a composition of varied building elements ▪ a defined base, middle and top of buildings ▪ revealing and concealing certain elements ▪ changes in texture, material, detail and colour to modify the prominence of elements	The façades include a variety of materials and differing finishes and textures. The materials and facades proposed are similar to the winning design scheme.	Yes
Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	The front, side and rear façades are highly articulated with balconies, screens, varied balustrades which will create sufficient shadowing.	Yes