

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 street is defined as the Building is oriented to the street. Direct central pedestrian access is proposed from the proposed new road into the central COS areas and into the buildings. Additional access points are provided from the southern and eastern frontages to ensure that those façades are activated. Solar access is optimised with over 70% of units receiving 2 or more hours of solar access between 9:00am and 3:00pm on 21 June and over 70% of units achieving appropriate natural ventilation.	Yes
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.		Overshadowing is not unreasonable as a consequence of the development. The proposal will cast shadows to the south-west and south of the site until approximately 11:00am on 21 June after which shadows will be cast onto the adjacent railway corridor to the south-east and east of the site.	Yes
3C	Public Domain Interface			
3C-1	Transition between private and public domain is achieved without compromising safety and security.		Proposed ground floor RL levels are consistent with proposed reconstituted ground levels around the site with the ground floor terraces being at grade and not elevated.	Yes
3C-2	Amenity of the public domain is retained and enhanced.		The public domain is enhanced with services and waste provided out of view from the street frontage. The building is aesthetically pleasing with a simple, modern and clean façade. Accessible ramps are avoided by providing flat surfaces around the site and into the buildings. The proposed basement levels protrude less than 1 metre above NGL.	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.			Yes
	Design Criteria	Communal open space has a minimum area equal to 25% of the site.	0.25 x 6,769.4m ² net site area = 1,692.35m ² required 1,883m ² / 6,769.4m ² = 27.8% proposed.	Yes
		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).	3 hrs to at least 50% of the COS is received between 12:00pm to 3:00pm on 21 June.	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 area allows for both active and passive recreation and are provided with landscaped areas, seating and BBQ areas.	Yes
3D-3	Communal open space is designed to maximise safety.		Good surveillance of COS areas is achieved from units. Rooftop COS is overlooked by the lobby and open	Yes

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			breezeway on level 6 for Building 4 and balconies for units above.													
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.		N/A	N/A												
3E	Deep Soil Zones															
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												
	Design Criteria	<p>Deep soil zones are to meet the following minimum requirements:</p> <table><thead><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr></thead><tbody><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></tbody></table> <p>Design guidance On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:</p> <ul style="list-style-type: none">• 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	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	<p>7% x 6,769.4m² net site area = 473.9m² & 6m wide required.</p> <p>844m² (12.5%) deep soil areas proposed around the buildings, within central COS areas.</p>	Yes
Site area	Minimum dimensions	Deep soil zone (% of site area)														
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3F	Visual Privacy															
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.															
	Design Criteria	<p>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:</p> <table><thead><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr></thead><tbody><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></tbody></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	<p>North:</p> <ul style="list-style-type: none">- Less than 12 metres/18 metres building to building separation is proposed for levels 1-7.- Plans show privacy screen treatment for north-western corner of balconies for units 4.L.13 up to level 5, 4.6.08 for level 6 and 4.7.08 for level 7 which avoids visual privacy impacts.- For units 4.L.14 on levels 4 to 5, 4.6.09 on level 6 and 4.7.09 on level 7, privacy treatment is required and will be conditioned to ensure the north-east facing lounge window is fixed and obscure glazed and balcony edges are provided with privacy screens for up to the 9 metre setback line shown on the plans.- The balcony for unit 4.8.03 on level 8 achieves a separation of 11.5 metres which is less than the 12 metres required. However given that the units are located at a higher level than the rooftop of the adjoining building to the north at 42-50 Brickworks Drive, no privacy treatment is necessary.- The balcony for unit 4.8.04 on level 8 and unit numbers 03 and 04 on levels 9-11 achieve a separation of more than the 12 metres required and so no treatment is required.	<p>Yes – subject to conditions</p> <p>Yes – subject to conditions</p> <p>Yes</p> <p>Yes</p>
Building height	Habitable rooms and balconies	Non-habitable rooms														
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			<p>South: Minimum 2.5 metre setbacks to the southern boundary proposed. Minimum 35 metre separation achieved to site opposite to the south over Neil Street.</p> <p>East: The site adjoins the railway corridor to the east with a minimum 6 metre boundary setback and 60 metre distance to property boundaries to the east.</p> <p>West: Building 3: 12 metres to Building 2 up to level 9. 15 metres to Building 2 for levels 10-12. Separation is between blank walls with no windows or openings provided with direct lines of sight.</p> <p>Building 4: Minimum 34.5 metre separation to Building 1.</p> <p>Internally between buildings 18 metre separation is proposed between buildings up to level 9 and 21 metres for levels above.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
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.		Acceptable, no impacts on habitable rooms.	Yes
3G	Pedestrian Access and Entries			
3G-1	Building entries and pedestrian access connects to and addresses the public domain.		Pedestrian access points into the site and buildings are legible and well-defined with 3 lobbies proposed in accordance with the 3 cores proposed for each building.	Yes
3G-2	Access, entries and pathways are accessible and easy to identify.		All access, entries and pathways are accessible.	Yes
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.		The site is not required to provide a through site link, particularly given the railway corridor to the east and Neil Street road bridge to the south.	N/A
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.		Vehicular access to the development is dependent on a proposed extension of Dressler Court at the north of the site which will connect to a new road running through the site along the western side of the A'Becketts Creek drainage channel. A bridge over the channel will provide access to the proposed basements beneath the buildings which will be accessible via a shared driveway zone running in an east to west direction between the built forms.	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	The site is located approximately 260 metres from Merrylands Railway Station, therefore RMS rates can apply.	Yes

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		<p>of a railway station or light rail stop in the Sydney Metropolitan Area; or</p> <ul style="list-style-type: none">on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>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.</p> <table><tr><th colspan="2">Control</th></tr><tr><td>1 bedroom</td><td>0.6 spaces</td></tr><tr><td>2 bedroom</td><td>0.9 space</td></tr><tr><td>3 bedroom</td><td>1.4 spaces</td></tr><tr><td>4+ bedroom</td><td>1.4 spaces</td></tr><tr><td>Visitor / dwelling</td><td>0.2 spaces</td></tr></table>	Control		1 bedroom	0.6 spaces	2 bedroom	0.9 space	3 bedroom	1.4 spaces	4+ bedroom	1.4 spaces	Visitor / dwelling	0.2 spaces	<p>Building 3:</p> <table><tr><th>Type</th><th>Qty</th><th>Rate</th><th>Req'd</th></tr><tr><td>1 bed</td><td>59</td><td>0.6</td><td>35.4</td></tr><tr><td>2 bed</td><td>107</td><td>0.9</td><td>96.3</td></tr><tr><td>3 bed</td><td>12</td><td>1.4</td><td>16.8</td></tr><tr><td>Vis</td><td>178</td><td>0.2</td><td>35.6</td></tr><tr><td colspan="3">Total</td><td>184.1</td></tr></table> <p>Building 4:</p> <table><tr><th>Type</th><th>Qty</th><th>Rate</th><th>Req'd</th></tr><tr><td>1 bed</td><td>57</td><td>0.6</td><td>34.2</td></tr><tr><td>2 bed</td><td>63</td><td>0.9</td><td>56.7</td></tr><tr><td>3 bed</td><td>13</td><td>1.4</td><td>18.2</td></tr><tr><td>Vis</td><td>133</td><td>0.2</td><td>26.6</td></tr><tr><td colspan="3">Total</td><td>135.7</td></tr></table> <p>A total of 319.8 parking spaces are required. 443 parking spaces are proposed in total which complies.</p> <p>The proposal includes 123 extra spaces. Refer to DCP assessment.</p>	Type	Qty	Rate	Req'd	1 bed	59	0.6	35.4	2 bed	107	0.9	96.3	3 bed	12	1.4	16.8	Vis	178	0.2	35.6	Total			184.1	Type	Qty	Rate	Req'd	1 bed	57	0.6	34.2	2 bed	63	0.9	56.7	3 bed	13	1.4	18.2	Vis	133	0.2	26.6	Total			135.7	
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		The car parking needs for a development must be provided off street.	Parking is on site in the basement and at grade.	Yes																																																												
3J-2	<p><i>Parking and facilities are provided for other modes of transport.</i></p> <p>Design guidance Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters</p> <p>Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas</p> <p>Conveniently located charging stations are provided for electric vehicles, where desirable</p>		195 bike parking spaces are proposed within the basement levels within accessible and secure locations.	Yes																																																												
3J-3	<p><i>Car park design and access is safe and secure.</i></p>		Basement access is secure via a security door. Lift lobbies have good passive surveillance.	Yes																																																												
3J-4	<p><i>Visual and environmental impacts of underground car parking are minimised.</i></p>		Basement levels do not protrude by more than 1 metre above ground levels.	Yes																																																												
3J-5	<p><i>Visual and environmental impacts of on-grade car parking are minimised.</i></p>		5 on grade parking spaces are proposed on the side of the shared driveway.	Yes																																																												

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3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.		No above ground enclosed parking is proposed.	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.			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 in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	Living rooms of 223/311 units (71.7%) achieve at least 2 hours of solar access.	Yes
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	71/311 (22.8%) of units receive no direct sunlight between 9:00am to 3:00pm on 21 June. While exceeding the maximum 15% permitted for the site, the site is constrained by requiring the buildings to be orientated to face the railway corridor and Neil Street frontage increasing the length of building facing south and east. The development achieves a sufficient level of solar access for units with 71.7% achieving 2 or more hours of solar access between 9:00am and 3:00pm on 21 June.	No – however acceptable
4A-2	Daylight access is maximised where sunlight is limited.		Complies	Yes
4A-3	Design incorporates shading and glare control, particularly for warmer months.		Satisfactory	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.		Single aspect apartments have been designed to maximise natural ventilation.	Yes
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.			Yes
	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 allows adequate natural ventilation and cannot be fully enclosed.	230/311 (74%) of units are naturally ventilated, as they are dual aspect or corner units or units located above level 9.	Yes
		Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Unit depths do not exceed 18 metres.	Yes
4C	Ceiling Heights			
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.			
	Design Criteria	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Minimum 2.7 metre floor to ceiling heights are proposed.	Yes

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		<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 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> <p>These minimums do not preclude higher ceilings if desired.</p>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use		
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4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.		Satisfactory	Yes												
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.		Complies	Yes												
4D	Apartment Size and Layout															
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.			Yes												
	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> <p>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.</p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	All units meet the minimum sizes required – refer to separate calculation table.	Yes		
		Apartment type	Minimum internal area													
		Studio	35m ²													
		1 bedroom	50m ²													
2 bedroom		70m ²														
3 bedroom	90m ²															
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.	Every habitable room has a window in an external wall.	Yes														
Design Guidance for Objective 4D-1 Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).	No kitchens are located within circulation space.	Yes														
4D-2	Environmental performance of the apartment is maximised.															
	Design Criteria	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	All rooms comply with the maximum depth requirement.	Yes												
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.		Complies,	Yes													
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.															
	Design Criteria	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	All master bedrooms comply with the minimum requirement.	Yes												

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		Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All bedrooms have minimum widths of 3 metres or greater.	Yes															
		Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">• 3.6m for studio and 1 bedroom apartments• 4m for 2 and 3 bedroom apartments.	All living room widths comply.	Yes															
		The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	All units are greater than 4 metres in width.	Yes															
4E	Private Open Space and Balconies																		
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.																		
	Design Criteria	All apartments are required to have primary balconies as follows:	All balconies meet the minimum dimensions and area requirements.	Yes															
		<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>			Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m
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		1 bedroom apartments			8m ²	2m													
2 bedroom apartments	10m ²	2m																	
3+ bedroom apartments	12m ²	2.4m																	
		The minimum balcony depth to be counted as contributing to the balcony area is 1m.																	
		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.	All ground floor units are provided with courtyards that comply with or exceed the minimum 15m ² requirement.	Yes															
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.		All POS balconies are located off living rooms with most having a westerly, northerly, or easterly aspect. Some units have a southerly aspect however the number of units are minimised with most overlooking the central COS areas to provide good amenity for the units.	Yes															
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		Achieved.	Yes															
4E-4	Private open space and balcony design maximises safety.		Satisfactory.	Yes															
4F	Common Circulation and Spaces																		
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.			Yes															
	Design Criteria	The maximum number of apartments off a circulation core on a single level is eight.	3 cores serve each building with a maximum of 6 units per lift core. Most cores include 2 lifts each.	Yes															
		For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Most cores include 2 lifts each. Building 3 includes 6 lifts serving a total of 178 units (30 units per lift) and Building 4 includes 4 lifts serving 133 units (33 units per lift).	N/A															
	Design Guidance	Daylight & natural ventilation be provided to CCSs above ground level. Windows should be at ends of corridors or next to core	The communal circulation corridors on the upper levels include windows on the ends or open ends to create breezeways through to the cores of the buildings.	Yes															

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4F-2	Common circulation spaces promote safety and provide for social interaction between residents.		The upper level breezeways overlook down to the central landscaped COS areas.	Yes	
4G	Storage				
4G-1	Adequate, well designed storage is provided in each apartment.			Yes	
	Design Criteria	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Store rooms are shown on the basement floor plan for the proposed units. In addition, each unit is provided with internal storage within the units with storage for each unit exceeding the minimum requirements. The storage areas are in addition to the kitchens, bathrooms and bedroom storage.	Yes	
		Dwelling type			Storage size volume
		Studio apartments			4m³
		1 bedroom apartments			6m³
	2 bedroom apartments	8m³			
	3+ bedroom apartments	10m³			
	At least 50% of the required storage is to be located within the apartment.				
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.		As above.	Yes	
4H	Acoustic Privacy				
4H-1	Noise transfer is minimised through the siting of buildings and building layout.		Units adjoin no more than 2 others with 1 on each side. BCA compliant party walls will address noise transfer. Some bedrooms adjoin the lifts however BCA compliant acoustic treatment will address noise transfer.	Yes	
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.		Satisfactory. An acoustic report was submitted with the DA and deemed acceptable by Council's Environmental Health Unit.	Yes	
4J	Noise and Pollution				
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		Satisfactory. An acoustic report was submitted with the DA and deemed acceptable by Council's Environmental Health Unit.	Yes	
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		See above.	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.		311 units comprising: 116 x 1 bed – 37.3% 170 x 2 bed – 54.7% 25 x 3 bed – 8% Includes 63 adaptable units (20%). The development proposes an appropriate apartment mix.	Yes	
4K-2	The apartment mix is distributed to suitable locations within the building.		Adaptable units are appropriately distributed on all levels with lift access provided.	Yes	
4L	Ground Floor Apartments				
4L-1	Street frontage activity is maximised where ground floor apartments are located.		Ground floor south facing units in Building 3 face the Neil Street frontage and are provided with opportunities for activity. Ground floor units in both buildings face the central COS areas.	Yes	
4L-2	Design of ground floor apartments delivers amenity and safety for residents.		Ground floor units are provided with generous terraces and courtyards to provide amenity, privacy for occupants and increased opportunity for surveillance over the street and public domain.	Yes	

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4M	Façades		
4M-1	<i>Building façades provide visual interest along the street while respecting the character of the local area.</i>	Achieved.	Yes
4M-2	<i>Building functions are expressed by the façade.</i>	Satisfactory.	Yes
4N	Roof Design		
4N-1	<i>Roof treatments are integrated into the building design and positively respond to the street.</i>	Flat concrete roofs are proposed for the buildings which is consistent with newer development and the desired future character for the area and Neil Street precinct.	Yes
4N-2	<i>Opportunities to use roof space for residential accommodation and open space are maximised.</i>	Part of Building 4's rooftop is trafficable and proposed as part of the COS.	Yes
4N-3	<i>Roof design incorporates sustainability features.</i>	Satisfactory.	Yes
4O	Landscape Design		
4O-1	<i>Landscape design is viable and sustainable.</i>	The landscape plans were assessed by Council's Landscaping and Tree Management Section and considered satisfactory.	Yes
4O-2	<i>Landscape design contributes to the streetscape and amenity.</i>	Landscaping enhances amenity of the COS, POS's and streetscape.	Yes
4P	Planting on Structures		
4P-1	<i>Appropriate soil profiles are provided.</i>	The landscape plans were assessed by Council's Landscaping and Tree Management Section and considered satisfactory.	Yes
4P-2	<i>Plant growth is optimised with appropriate selection and maintenance.</i>	As above.	Yes
4P-3	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>	As above.	Yes
4Q	Universal Design		
4Q-1	<i>Universal design features are included in apartment design to promote flexible housing for all community members.</i>	The application includes lift access through all levels including from basement levels, ground floor and all levels above. Pathways into the site and buildings is at grade and accessible by persons with a disability. The basement car parking levels include accessible car parking spaces for visitors and for the proposed adaptable dwellings. In general, the development has been designed to promote flexible housing for all community members.	Yes
4Q-2	<i>A variety of apartments with adaptable designs are provided.</i> Design guidance Adaptable housing should be provided in accordance with the relevant council policy	63 Adaptable units are proposed (20%), with associated disabled parking spaces proposed close to the lifts.	Yes
4Q-3	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>	Satisfactory.	Yes
4R	Adaptive Reuse		
4R-1	<i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.</i>	The application does not propose an adaptive reuse of an existing building.	N/A
4R-2	<i>Adapted buildings provide residential amenity while not precluding future adaptive reuse.</i>	The application does not propose an adaptive reuse of an existing building.	N/A
4S	Mixed Use		
4S-1	<i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.</i>	The application does not propose a mixed use development.	N/A

No.	SEPP 65 Apartment Design Guide	Relevant Control	Comply
4S-2	<i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.</i>	The application does not propose a mixed use development.	N/A
4T	Awnings and Signage		
4T-1	<i>Awnings are well located and complement and integrate with the building design.</i>	The application does not propose a mixed use development.	N/A
4T-2	<i>Signage responds to the context and desired streetscape character.</i>	The application does not propose a mixed use development.	N/A
4U	Energy Efficiency		
4U-1	<i>Development incorporates passive environmental design.</i> Design guidance Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	The development has been designed to incorporate passive environmental design with units achieving good solar access and cross-ventilation. The BASIX certificate confirms energy targets are reached.	Yes
4U-2	<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.</i>	The development has good solar access, shading and cross-ventilation and achieves BASIX targets.	Yes
4U-3	<i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>	230/311 (74%) of units are naturally ventilated, as they are dual aspect or corner units. Common circulation corridors are naturally ventilated through windows provided at each end of the corridor or open ended corridors creating breezeways.	Yes
4V	Water Management and Conservation		
4V-1	<i>Potable water use is minimised.</i>	BASIX Certificate confirms that the proposal can achieve targets for Water, Thermal Comfort and Energy efficiency.	Yes
4V-2	<i>Urban stormwater is treated on site before being discharged to receiving waters.</i>	Council's Development Engineer has assessed the proposal and has provided conditions.	Yes
4V-3	<i>Flood management systems are integrated into site design.</i>	The site is affected by local stormwater overflow flooding. Council's Development Engineer has assessed the proposal and has provided conditions.	Yes
4W	Waste Management		
4W-1	<i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</i>	Council's Waste officer has reviewed the proposal and provided conditions.	Yes
4W-2	<i>Domestic waste is minimised by providing safe and convenient source separation and recycling.</i>	Council's Waste officer has reviewed the proposal and provided conditions.	Yes
4X	Building Maintenance		
4X-1	<i>Building design detail provides protection from weathering.</i>	Satisfactory.	Yes
4X-2	<i>Systems and access enable ease of maintenance.</i>	Satisfactory.	Yes
4X-3	<i>Material selection reduces ongoing maintenance costs.</i>	Satisfactory.	Yes