

No.	SEPP 65 Apartment Design Guide	Comment	Yes	No	N/A
<b>Part 3 - Siting the Development</b>					
<b>3A</b>	<b>Site Analysis</b>				
<b>3A-1</b>	<i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</i>	The Site Analysis Plan is acceptable as it shows the site, its context and constraints for the proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3B</b>	<b>Orientation</b>				
<b>3B-1</b>	<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development.</i>	The building responds to the streetscape and ensures all dwellings take advantage of the orientation by providing eastern, northern and western facing units that will receive the minimum 2 hours direct sunlight. The development includes limited single aspect south facing units.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3B-2</b>	<i>Overshadowing of neighbouring properties is minimised during mid-winter.</i>	Overshadowing is considered acceptable and would not restrict adjoining properties from receiving the minimum requirement under the DCP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3C</b>	<b>Public Domain Interface</b>				
<b>3C-1</b>	<i>Transition between private and public domain is achieved without compromising safety and security.</i>	The building is 4 storeys in height and will allow for an appropriate transition to the north through appropriate setbacks and building separation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3C-2</b>	<i>Amenity of the public domain is retained and enhanced.</i>	The front setback areas are adequately landscaped and enhanced with the fencing, planter boxes, courtyards and balconies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3D</b>	<b>Communal and Public Open Space</b>				
<b>3D-1</b>	<i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</i>				
	<b>Design Criteria</b>	Communal open space has a minimum area equal to 25% of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3D-2</b>	<i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</i>	COS area allows for both active and passive recreation and are provided with landscaped areas, seating, BBQ areas and play equipment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3D-3</b>	<i>Communal open space is designed to maximise safety.</i>	Good surveillance of COS areas is achieved from units.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3D-4</b>	<i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</i>	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3E</b>	<b>Deep Soil Zones</b>				
<b>3E-1</b>	<i>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.</i>				
	<b>Design Criteria</b>	Deep soil zones are to meet the following minimum requirements:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		15% x 4,297m <sup>2</sup> site area = 644.55m <sup>2</sup> required. 1,019.8m <sup>2</sup> (23.7%) deep soil areas proposed around the building, within the front setback and central COS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	<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 650m<sup>2</sup></td><td>-</td><td rowspan="3">7%</td></tr><tr><td>650m<sup>2</sup> - 1,500m<sup>2</sup></td><td>3m</td></tr><tr><td>greater than 1,500m<sup>2</sup></td><td>6m</td></tr><tr><td>greater than 1,500m<sup>2</sup> with significant existing tree cover</td><td>6m</td><td></td></tr></tbody></table> <p><b>Design guidance</b> 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"><li>• 10% of the site as deep soil on sites with an area of 650m<sup>2</sup> - 1,500m<sup>2</sup></li><li>• 15% of the site as deep soil on sites greater than 1,500m<sup>2</sup></li></ul>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m <sup>2</sup>	-	7%	650m <sup>2</sup> - 1,500m <sup>2</sup>	3m	greater than 1,500m <sup>2</sup>	6m	greater than 1,500m <sup>2</sup> with significant existing tree cover	6m		area.			
Site area	Minimum dimensions	Deep soil zone (% of site area)																
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greater than 1,500m <sup>2</sup> with significant existing tree cover	6m																	
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.																	
	<p><b>Design Criteria</b></p> <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><b>North, South and West:</b> The development fronts Centenary Road to the west, Aldemey Street to the north and Wyreema Street to the south. Building separation is achieved by road widths providing appropriate separation between the proposal and existing buildings opposite the site.</p> <p><b>East:</b> A minimum separation of 6 metres is proposed to the eastern boundary for all floors which satisfies the minimum ADG requirement.</p> <p><b>Internal Separation:</b> Given that the building observes a U-shaped form, some units internally have an interface with each other on angles, primarily between POS balconies and terraces. The applicant has advised that 1.8 metre high privacy walls/screens are proposed between the POS's that adjoin others, bedrooms or living rooms. A condition is included in the Draft Conditions of Consent provided as <b>Attachment 8</b>.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building height	Habitable rooms and balconies	Non-habitable rooms																
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over 25m (9+ storeys)	12m	6m																
3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.		The design is acceptable and poses no impacts on habitable rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
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 4 lobbies proposed in accordance with the 4 cores proposed. The entries are proposed along the Centenary Road and Aldemey Street frontages of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												

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			to allow for activation of multiple street frontages for the site.															
3G-2	Access, entries and pathways are accessible and easy to identify.		All access, entries and pathways are accessible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
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 proposed at the south-eastern corner of the site from Wyreema Street. The location of the vehicle access is considered to be the most ideal for the site and will provide a safe access point for vehicles away from the proposed pedestrian access points to the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
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: <ul style="list-style-type: none"><li>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li><li>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li></ul> 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 located greater than 800 metres from Merrylands Railway Station. As such, the car parking rates in the ARH SEPP apply.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												
		<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				
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		The car parking needs for a development must be provided off street.	Parking is on site in the basement level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
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		Bike and motorbike parking spaces are proposed within the basement level in accordance with DCP requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												

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	Conveniently located charging stations are provided for electric vehicles, where desirable				
3J-3	Car park design and access is safe and secure.	Basement access is secure via a security door. Lift lobbies have good passive surveillance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-4	Visual and environmental impacts of underground car parking are minimised.	Basement levels do not protrude by more than 1 metre above ground levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-5	Visual and environmental impacts of on-grade car parking are minimised.	No on grade parking spaces are proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.	No above ground enclosed parking is proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Part 4 - Designing the Building</b>					
<b>4A Solar and Daylight Access</b>					
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.				
	<b>Design Criteria</b>	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.			
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.			
		Living rooms of 69/78 units (88%) achieve at least 2 hours of solar access between 9:00am and 3:00pm on 21 June. Refer to table provided as Appendix A to this Attachment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		6/78 (8%) of units receive no direct sunlight between 9:00am to 3:00pm on 21 June. Refer to table provided as Appendix A to this Attachment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4A-2	Daylight access is maximised where sunlight is limited.	Daylight access is maximised for the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4A-3	Design incorporates shading and glare control, particularly for warmer months.	Shading and glare control is provided where necessary as detailed in the BASIX Certificate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4B Natural Ventilation</b>					
4B-1	All habitable rooms are naturally ventilated.	All habitable rooms have a window.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4B-2	The layout and design of single aspect apartments maximises natural ventilation.	Single aspect apartments have been designed to maximise natural ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.				
	<b>Design Criteria</b>	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.			
		70/78 (90%) of units are naturally ventilated, as they are dual aspect or corner units. Refer to table provided as Appendix B to this Attachment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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		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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>											
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: <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.	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	Minimum 2.7 metre floor to ceiling heights are proposed on all levels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		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														
4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.	All units are provided with well proportioned rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.	The ceiling heights are acceptable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
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.																
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.	Apartment type	Minimum internal area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²	All units meet the minimum sizes required – refer to the calculation table provided as Appendix C to this Attachment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		Apartment type	Minimum internal area														
		Studio	35m²														
		1 bedroom	50m²														
2 bedroom	70m²																
3 bedroom	90m²																
	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												

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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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
		In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	The maximum habitable room depth is 8 metres from a window for all units.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
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 <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space).	All master bedrooms comply with the minimum requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
		Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All bedrooms have minimum widths of 3 metres or greater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
		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.	All living room widths comply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
		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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
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: <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m<sup>2</sup></td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m<sup>2</sup></td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m<sup>2</sup></td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m<sup>2</sup></td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m.	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m <sup>2</sup>	-	1 bedroom apartments	8m <sup>2</sup>	2m	2 bedroom apartments	10m <sup>2</sup>	2m	3+ bedroom apartments	12m <sup>2</sup>	2.4m	All balconies meet the minimum dimensions and area requirements. Refer to table provided as Appendix D.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Dwelling type	Minimum area	Minimum depth																	
Studio apartments	4m <sup>2</sup>	-																			
1 bedroom apartments	8m <sup>2</sup>	2m																			
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3+ bedroom apartments	12m <sup>2</sup>	2.4m																			
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 <sup>2</sup> and a minimum depth of 3m.	All ground floor units are provided with courtyards that comply with or exceed the minimum 15m <sup>2</sup> requirement. Refer to table provided as Appendix D to this Attachment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															

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4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		All balconies and POS areas are integrated into and contribute to the overall architectural form and detail of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4E-4	Private open space and balcony design maximises safety.		All POS and balconies have been designed to maximise safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4F	Common Circulation and Spaces															
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.															
	Design Criteria	The maximum number of apartments off a circulation core on a single level is eight.	4 cores serve the development with a between 3 to 6 units per lift core.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
		For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	The building is less than 10 storeys in height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	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 a window on the end to provide natural ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.		The CCS's will allow for resident interaction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4G	Storage															
4G-1	Adequate, well designed storage is provided in each apartment.															
	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.  Only 1 unit is provided with 47.3% of its storage within the unit which is considered acceptable given the overall storage area exceeds the required minimum.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
		<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table>					Dwelling type	Storage size volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³
		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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
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. No bedrooms adjoin the lifts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4K	Apartment Mix															



No.	SEPP 65 Apartment Design Guide	Comment	Yes	No	N/A
<b>4K-1</b>	<i>A range of apartment types and sizes is provided to cater for different household types now and into the future.</i>	78 units comprising: 38 x 1 bed – 49% 32 x 2 bed – 41% 8 x 3 bed – 10% Includes 16 adaptable units (20%). The development proposes an appropriate apartment mix.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4K-2</b>	<i>The apartment mix is distributed to suitable locations within the building.</i>	Adaptable units are appropriately distributed on all levels with lift access provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4L</b>	<b>Ground Floor Apartments</b>				
<b>4L-1</b>	<i>Street frontage activity is maximised where ground floor apartments are located.</i>	Ground floor units face each of the street frontages and provide opportunities for activity. Ground floor units also face the central COS area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4L-2</b>	<i>Design of ground floor apartments delivers amenity and safety for residents.</i>	Ground floor units are provided with generous terraces and courtyards to provide amenity, privacy for occupants and increased opportunity for surveillance over the streets and public domain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4M</b>	<b>Façades</b>				
<b>4M-1</b>	<i>Building facades provide visual interest along the street while respecting the character of the local area.</i>	The proposed façades provide visual interest along the street frontages and respect the local character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4M-2</b>	<i>Building functions are expressed by the façade.</i>	The building functions are expressed by the façade division and design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4N</b>	<b>Roof Design</b>				
<b>4N-1</b>	<i>Roof treatments are integrated into the building design and positively respond to the street.</i>	A flat concrete roof is proposed for the building which is consistent with newer development and the desired future character for the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4N-2</b>	<i>Opportunities to use roof space for residential accommodation and open space are maximised.</i>	Given the compliant ground floor COS, rooftop COS is not required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4N-3</b>	<i>Roof design incorporates sustainability features.</i>	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4O</b>	<b>Landscape Design</b>				
<b>4O-1</b>	<i>Landscape design is viable and sustainable.</i>	The landscape plans were assessed by Council's Landscaping and Tree Management Officer and considered satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4O-2</b>	<i>Landscape design contributes to the streetscape and amenity.</i>	Landscaping enhances amenity of the COS, POS's and streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4P</b>	<b>Planting on Structures</b>				
<b>4P-1</b>	<i>Appropriate soil profiles are provided.</i>	The landscape plans were assessed by Council's Landscaping and Tree Management Officer and considered satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4P-2</b>	<i>Plant growth is optimised with appropriate selection and maintenance.</i>	As above.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4P-3</b>	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>	As above.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4Q</b>	<b>Universal Design</b>				
<b>4Q-1</b>	<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 level, ground floor and all levels above. Pathways into the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



No.	SEPP 65 Apartment Design Guide	Comment	Yes	No	N/A
		and building are at grade and accessible by persons with a disability with ramped pathways proposed where appropriate. The basement car parking level includes 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.			
<b>4Q-2</b>	<i>A variety of apartments with adaptable designs are provided.</i> <b>Design guidance</b> Adaptable housing should be provided in accordance with the relevant council policy	16 Adaptable units are proposed (20%), with associated disabled parking spaces proposed close to the lifts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4Q-3</b>	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4R</b>	<b>Adaptive Reuse</b>				
<b>4R-1</b>	<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4R-2</b>	<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4S</b>	<b>Mixed Use</b>				
<b>4S-1</b>	<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4S-2</b>	<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4T</b>	<b>Awnings and Signage</b>				
<b>4T-1</b>	<i>Awnings are well located and complement and integrate with the building design.</i>	The application does not propose a mixed use development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4T-2</b>	<i>Signage responds to the context and desired streetscape character.</i>	The application does not propose a mixed use development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4U</b>	<b>Energy Efficiency</b>				
<b>4U-1</b>	<i>Development incorporates passive environmental design.</i>  <b>Design guidance</b> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4U-2</b>	<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4U-3</b>	<i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>	70/78 (90%) of units are naturally ventilated, as they are dual aspect or corner units. Common circulation corridors are naturally ventilated through windows provided at the ends of the corridors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4V</b>	<b>Water Management and Conservation</b>				
<b>4V-1</b>	<i>Potable water use is minimised.</i>	BASIX Certificate confirms that the proposal can achieve targets for Water, Thermal Comfort and Energy efficiency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	SEPP 65 Apartment Design Guide	Comment	Yes	No	N/A
<b>4V-2</b>	<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4V-3</b>	<i>Flood management systems are integrated into site design.</i>	The site is affected by a Flood Planning Level. Council's Development Engineer has assessed the proposal and has provided conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4W</b>	<b>Waste Management</b>				
<b>4W-1</b>	<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4W-2</b>	<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4X</b>	<b>Building Maintenance</b>				
<b>4X-1</b>	<i>Building design detail provides protection from weathering.</i>	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4X-2</b>	<i>Systems and access enable ease of maintenance.</i>	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4X-3</b>	<i>Material selection reduces ongoing maintenance costs.</i>	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**APPENDIX A – Solar Access Compliance Table (UNITS)**

G	9	10	11	12	1	2	3	>2 hours
1	N	N	N	N	Y	Y	Y	Y
2	N	N	N	Y	Y	Y	Y	Y
3	N	N	N	Y	Y	Y	Y	Y
4	N	N	N	N	N	N	N	N
5	N	N	N	N	N	N	N	N
6	Y	Y	Y	Y	N	N	N	Y
25	N	N	N	N	Y	Y	Y	Y
26	N	N	N	Y	Y	Y	Y	Y
27	N	N	N	Y	Y	Y	Y	Y
28	Y	Y	Y	Y	N	N	N	Y
44	Y	Y	Y	Y	Y	N	N	Y
45	Y	Y	Y	Y	Y	N	N	Y
46	N	N	N	N	Y	Y	Y	Y
47	N	N	N	N	Y	Y	Y	Y
48	N	N	N	N	N	N	N	N
67	Y	Y	Y	Y	Y	Y	Y	Y
68	Y	Y	Y	Y	Y	?	?	Y
69	Y	Y	Y	Y	Y	Y	Y	Y
L1	9	10	11	12	1	2	3	>2 hours
7	N	N	N	N	Y	Y	Y	Y
8	N	N	N	N	Y	Y	Y	Y
9	N	N	N	N	Y	Y	Y	Y
10	N	N	N	N	Y	Y	Y	Y
11	Y	Y	N	N	N	N	N	N
12	Y	Y	Y	Y	N	N	N	Y
29	N	N	N	N	Y	Y	Y	Y
30	N	N	N	N	Y	Y	Y	Y
31	N	N	N	N	Y	Y	Y	Y
32	N	N	N	N	Y	Y	Y	Y
33	Y	Y	Y	Y	N	N	N	Y
49	Y	Y	Y	Y	Y	Y	N	Y
50	Y	Y	Y	Y	Y	Y	N	Y
51	N	N	N	N	Y	Y	Y	Y
52	N	N	N	N	Y	Y	Y	Y
53	N	N	N	N	Y	Y	Y	Y
54	N	N	N	N	N	N	N	N
70	Y	Y	Y	Y	Y	Y	N	Y
71	Y	Y	Y	Y	Y	Y	Y	Y
72	Y	Y	Y	Y	Y	Y	Y	Y

L2	9	10	11	12	1	2	3	>2 hours
13	N	N	N	N	Y	Y	Y	Y
14	N	N	N	N	Y	Y	Y	Y
15	N	N	N	N	Y	Y	Y	Y
16	N	N	N	N	Y	Y	Y	Y
17	Y	Y	N	N	N	N	N	N
18	Y	Y	Y	Y	N	N	N	Y
34	N	N	N	N	Y	Y	Y	Y
35	N	N	N	N	Y	Y	Y	Y
36	N	N	N	N	Y	Y	Y	Y
37	N	N	N	N	Y	Y	Y	Y
38	Y	Y	Y	Y	N	N	N	Y
55	Y	Y	Y	Y	Y	Y	N	Y
56	Y	Y	Y	Y	Y	Y	N	Y
57	N	N	N	N	Y	Y	Y	Y
58	N	N	N	N	Y	Y	Y	Y
59	N	N	N	N	Y	Y	Y	Y
60	N	N	N	N	N	N	N	N
73	Y	Y	Y	Y	Y	Y	N	Y
74	Y	Y	Y	Y	Y	Y	Y	Y
75	Y	Y	Y	Y	Y	Y	Y	Y
L3	9	10	11	12	1	2	3	>2 hours
19	N	N	N	N	Y	Y	Y	Y
20	N	N	N	N	Y	Y	Y	Y
21	N	N	N	N	Y	Y	Y	Y
22	N	N	N	N	Y	Y	Y	Y
23	Y	Y	N	N	N	N	N	N
24	Y	Y	Y	Y	N	N	N	Y
39	N	N	N	N	Y	Y	Y	Y
40	N	N	N	N	Y	Y	Y	Y
41	N	N	N	N	Y	Y	Y	Y
42	N	N	N	N	Y	Y	Y	Y
43	Y	Y	Y	Y	N	N	N	Y
61	Y	Y	Y	Y	Y	Y	N	Y
62	Y	Y	Y	Y	Y	Y	N	Y
63	N	N	N	N	Y	Y	Y	Y
64	N	N	N	N	Y	Y	Y	Y
65	N	N	N	N	Y	Y	Y	Y
66	N	N	N	N	N	N	N	N
76	Y	Y	Y	Y	Y	Y	N	Y
77	Y	Y	Y	Y	Y	Y	Y	Y
78	Y	Y	Y	Y	Y	Y	Y	Y

units >2 hours 69

% of units >2 hours 88%

units that receive no sun 6

% of units receive no sun 8%



**APPENDIX A – Solar Access Compliance Table (POS)**

G	9	10	11	12	1	2	3	>2 hours
1	N	N	N	N	Y	Y	Y	Y
2	N	N	Y	Y	Y	Y	Y	Y
3	N	N	N	Y	Y	Y	Y	Y
4	N	N	N	N	N	N	N	N
5	Y	Y	N	N	N	N	N	N
6	Y	Y	Y	Y	Y	N	N	Y
25	N	N	N	N	Y	Y	Y	Y
26	N	N	N	Y	Y	Y	Y	Y
27	N	N	N	Y	Y	Y	Y	Y
28	Y	Y	Y	Y	Y	Y	N	Y
44	Y	Y	Y	Y	Y	N	N	Y
45	Y	Y	Y	Y	Y	Y	Y	Y
46	N	N	N	Y	Y	Y	Y	Y
47	N	N	N	N	Y	Y	Y	Y
48	N	N	N	N	N	N	N	N
67	Y	Y	Y	Y	Y	Y	Y	Y
68	Y	Y	Y	Y	Y	Y	Y	Y
69	Y	Y	Y	Y	Y	Y	Y	Y
L1	9	10	11	12	1	2	3	>2 hours
7	N	N	N	Y	Y	Y	Y	Y
8	N	N	N	N	Y	Y	Y	Y
9	N	N	N	N	Y	Y	Y	Y
10	N	N	N	N	Y	Y	Y	Y
11	Y	Y	Y	Y	N	N	N	Y
12	Y	Y	Y	Y	Y	N	N	Y
29	N	N	N	N	Y	Y	Y	Y
30	N	N	N	N	Y	Y	Y	Y
31	N	N	N	N	Y	Y	Y	Y
32	N	N	N	N	Y	Y	Y	Y
33	Y	Y	Y	Y	Y	N	N	Y
49	Y	Y	Y	Y	Y	Y	N	Y
50	Y	Y	Y	Y	Y	Y	N	Y
51	N	N	N	N	Y	Y	Y	Y
52	N	N	N	N	Y	Y	Y	Y
53	N	N	N	N	Y	Y	Y	Y
54	N	N	N	N	N	N	N	N
70	Y	Y	Y	Y	Y	Y	Y	Y
71	Y	Y	Y	Y	Y	Y	Y	Y
72	Y	Y	Y	Y	Y	Y	Y	Y

L2	9	10	11	12	1	2	3	>2 hours
13	N	N	N	Y	Y	Y	Y	Y
14	N	N	N	N	Y	Y	Y	Y
15	N	N	N	N	Y	Y	Y	Y
16	N	N	N	N	Y	Y	Y	Y
17	Y	Y	Y	Y	N	N	N	Y
18	Y	Y	Y	Y	Y	N	N	Y
34	N	N	N	N	Y	Y	Y	Y
35	N	N	N	N	Y	Y	Y	Y
36	N	N	N	N	Y	Y	Y	Y
37	N	N	N	N	Y	Y	Y	Y
38	Y	Y	Y	Y	Y	N	N	Y
55	Y	Y	Y	Y	Y	Y	N	Y
56	Y	Y	Y	Y	Y	Y	N	Y
57	N	N	N	N	Y	Y	Y	Y
58	N	N	N	N	Y	Y	Y	Y
59	N	N	N	N	Y	Y	Y	Y
60	N	N	N	N	N	N	N	N
73	Y	Y	Y	Y	Y	Y	Y	Y
74	Y	Y	Y	Y	Y	Y	Y	Y
75	Y	Y	Y	Y	Y	Y	Y	Y
L3	9	10	11	12	1	2	3	>2 hours
19	N	N	N	Y	Y	Y	Y	Y
20	N	N	N	N	Y	Y	Y	Y
21	N	N	N	N	Y	Y	Y	Y
22	N	N	N	N	Y	Y	Y	Y
23	Y	Y	Y	Y	N	N	N	Y
24	Y	Y	Y	Y	Y	N	N	Y
39	N	N	N	N	Y	Y	Y	Y
40	N	N	N	N	Y	Y	Y	Y
41	N	N	N	N	Y	Y	Y	Y
42	N	N	N	N	Y	Y	Y	Y
43	Y	Y	Y	Y	Y	N	N	Y
61	Y	Y	Y	Y	Y	Y	N	Y
62	Y	Y	Y	Y	Y	Y	N	Y
63	N	N	N	N	Y	Y	Y	Y
64	N	N	N	N	Y	Y	Y	Y
65	N	N	N	N	Y	Y	Y	Y
66	N	N	N	N	N	N	N	N
76	Y	Y	Y	Y	Y	Y	Y	Y
77	Y	Y	Y	Y	Y	Y	Y	Y
78	Y	Y	Y	Y	Y	Y	Y	Y

units >2 hours

72

% of units >2 hours

92%

## APPENDIX B - Units Achieving Natural Cross Flow Ventilation

G	Cross Vent?	L2	Cross Vent?
1	Y	13	Y
2	N	14	Y
3	Y	15	Y
4	N	16	Y
5	N	17	Y
6	Y	18	Y
25	Y	34	Y
26	N	35	Y
27	Y	36	Y
28	Y	37	Y
44	N	38	Y
45	Y	55	Y
46	N	56	Y
47	Y	57	Y
48	Y	58	Y
67	Y	59	Y
68	N	60	Y
69	N	73	Y
L1	Cross Vent?	74	Y
		75	Y
7	Y	L3	Cross Vent?
8	Y		
9	Y	19	Y
10	Y	20	Y
11	Y	21	Y
12	Y	22	Y
29	Y	23	Y
30	Y	24	Y
31	Y	39	Y
32	Y	40	Y
33	Y	41	Y
49	Y	42	Y
50	Y	43	Y
51	Y	61	Y
52	Y	62	Y
53	Y	63	Y
54	Y	64	Y
70	Y	65	Y
71	Y	66	Y
72	Y	76	Y
		77	Y
		78	Y

**APPENDIX C - Unit Layout and Area Compliance Table**

G	G				L2	L2			
	Beds & Baths	Area Req'd	Area Prop	Comply?		Beds & Baths	Area Req'd	Area Prop	Comply?
1	2 bed, 2 bath	75	83.00	Y	13	2 bed, 2 bath	75	82.00	Y
2	1 bed, 1 bath	50	51.00	Y	14	1 bed, 1 bath	50	54.00	Y
3	2 bed, 2 bath	75	75.00	Y	15	1 bed, 1 bath	50	52.00	Y
4	1 bed, 1 bath	50	53.00	Y	16	2 bed, 1 bath	70	77.00	Y
5	1 bed, 1 bath	50	52.00	Y	17	1 bed, 1 bath	50	52.00	Y
6	1 bed, 1 bath	50	55.00	Y	18	1 bed, 1 bath	50	55.00	Y
25	2 bed, 2 bath	75	83.00	Y	34	2 bed, 2 bath	75	82.00	Y
26	1 bed, 1 bath	50	51.00	Y	35	1 bed, 1 bath	50	54.00	Y
27	3 bed, 2 bath	95	101.00	Y	36	1 bed, 1 bath	50	52.00	Y
28	3 bed, 2 bath	95	108.00	Y	37	2 bed, 1 bath	70	76.00	Y
44	2 bed, 2 bath	75	78.00	Y	38	2 bed, 1 bath	70	75.00	Y
45	3 bed, 2 bath	95	95.00	Y	55	2 bed, 2 bath	75	85.00	Y
46	1 bed, 1 bath	50	51.00	Y	56	3 bed, 2 bath	95	96.00	Y
47	3 bed, 2 bath	95	99.00	Y	57	1 bed, 1 bath	50	53.00	Y
48	3 bed, 2 bath	95	104.00	Y	58	1 bed, 1 bath	50	52.00	Y
67	2 bed, 1 bath	70	76.00	Y	59	2 bed, 1 bath	70	76.00	Y
68	1 bed, 1 bath	50	50.00	Y	60	2 bed, 1 bath	70	75.00	Y
69	1 bed, 1 bath	50	54.00	Y	73	2 bed, 1 bath	70	76.00	Y
L1	L1				L3	L3			
	Beds & Baths	Area Req'd	Area Prop	Comply?		Beds & Baths	Area Req'd	Area Prop	Comply?
7	2 bed, 2 bath	75	83.00	Y	74	1 bed, 1 bath	50	50.00	Y
8	1 bed, 1 bath	50	54.00	Y	75	1 bed, 1 bath	50	55.00	Y
9	1 bed, 1 bath	50	52.00	Y	19	2 bed, 2 bath	75	82.00	Y
10	2 bed, 1 bath	70	77.00	Y	20	1 bed, 1 bath	50	54.00	Y
11	1 bed, 1 bath	50	52.00	Y	21	1 bed, 1 bath	50	52.00	Y
12	1 bed, 1 bath	50	55.00	Y	22	2 bed, 1 bath	70	77.00	Y
29	2 bed, 2 bath	75	83.00	Y	23	1 bed, 1 bath	50	52.00	Y
30	1 bed, 1 bath	50	54.00	Y	24	1 bed, 1 bath	50	55.00	Y
31	1 bed, 1 bath	50	52.00	Y	39	2 bed, 2 bath	75	82.00	Y
32	2 bed, 1 bath	70	76.00	Y	40	1 bed, 1 bath	50	54.00	Y
33	2 bed, 1 bath	70	75.00	Y	41	1 bed, 1 bath	50	52.00	Y
49	2 bed, 2 bath	75	78.00	Y	42	2 bed, 1 bath	70	76.00	Y
50	3 bed, 2 bath	95	95.00	Y	43	2 bed, 1 bath	70	75.00	Y
51	1 bed, 1 bath	50	52.00	Y	61	2 bed, 2 bath	75	85.00	Y
52	1 bed, 1 bath	50	52.00	Y	62	3 bed, 2 bath	95	96.00	Y
53	2 bed, 1 bath	70	76.00	Y	63	1 bed, 1 bath	50	53.00	Y
54	2 bed, 1 bath	70	75.00	Y	64	1 bed, 1 bath	50	52.00	Y
70	2 bed, 1 bath	70	76.00	Y	65	2 bed, 1 bath	70	76.00	Y
71	1 bed, 1 bath	50	50.00	Y	66	2 bed, 1 bath	70	75.00	Y
72	1 bed, 1 bath	50	55.00	Y	76	2 bed, 1 bath	70	76.00	Y
					77	1 bed, 1 bath	50	50.00	Y
					78	1 bed, 1 bath	50	55.00	Y



**APPENDIX D - Unit POS Compliance Table**

G	G				L2	L2			
	Beds & Baths	POS Req'd	POS Prop	Comply?		Beds & Baths	POS Req'd	POS Prop	Comply?
1	2 bed,2 bath	15	23.00	Y	13	2 bed,2 bath	10	10.00	Y
2	1 bed,1 bath	15	22.00	Y	14	1 bed,1 bath	8	8.00	Y
3	2 bed,2 bath	15	15.00	Y	15	1 bed,1 bath	8	9.00	Y
4	1 bed,1 bath	15	28.00	Y	16	2 bed,1 bath	10	11.00	Y
5	1 bed,1 bath	15	24.00	Y	17	1 bed,1 bath	8	14.00	Y
6	1 bed,1 bath	15	22.00	Y	18	1 bed,1 bath	8	13.00	Y
25	2 bed,2 bath	15	21.00	Y	34	2 bed,2 bath	10	10.00	Y
26	1 bed,1 bath	15	22.00	Y	35	1 bed,1 bath	8	8.00	Y
27	3 bed,2 bath	15	32.00	Y	36	1 bed,1 bath	8	9.00	Y
28	3 bed,2 bath	15	22.00	Y	37	2 bed,1 bath	10	10.00	Y
44	2 bed,2 bath	15	49.00	Y	38	2 bed,1 bath	10	20.00	Y
45	3 bed,2 bath	15	60.00	Y	55	2 bed,2 bath	10	13.00	Y
46	1 bed,1 bath	15	23.00	Y	56	3 bed,2 bath	12	12.00	Y
47	3 bed,2 bath	15	33.00	Y	57	1 bed,1 bath	8	8.00	Y
48	3 bed,2 bath	15	26.00	Y	58	1 bed,1 bath	8	9.00	Y
67	2 bed,1 bath	15	22.00	Y	59	2 bed,1 bath	10	10.00	Y
68	1 bed,1 bath	15	20.00	Y	60	2 bed,1 bath	10	10.00	Y
69	1 bed,1 bath	15	27.00	Y	73	2 bed,1 bath	10	14.00	Y
L1	L1				L3	L3			
	Beds & Baths	POS Req'd	POS Prop	Comply?		Beds & Baths	POS Req'd	POS Prop	Comply?
7	2 bed,2 bath	10	10.00	Y	74	1 bed,1 bath	8	8.00	Y
8	1 bed,1 bath	8	8.00	Y	75	1 bed,1 bath	8	8.00	Y
9	1 bed,1 bath	8	9.00	Y	19	2 bed,2 bath	10	10.00	Y
10	2 bed,1 bath	10	11.00	Y	20	1 bed,1 bath	8	8.00	Y
11	1 bed,1 bath	8	14.00	Y	21	1 bed,1 bath	8	9.00	Y
12	1 bed,1 bath	8	13.00	Y	22	2 bed,1 bath	10	10.00	Y
29	2 bed,2 bath	10	10.00	Y	23	1 bed,1 bath	8	14.00	Y
30	1 bed,1 bath	8	8.00	Y	24	1 bed,1 bath	8	13.00	Y
31	1 bed,1 bath	8	9.00	Y	39	2 bed,2 bath	10	10.00	Y
32	2 bed,1 bath	10	17.00	Y	40	1 bed,1 bath	8	8.00	Y
33	2 bed,1 bath	10	20.00	Y	41	1 bed,1 bath	8	9.00	Y
49	2 bed,2 bath	10	13.00	Y	42	2 bed,1 bath	10	10.00	Y
50	3 bed,2 bath	12	12.00	Y	43	2 bed,1 bath	10	20.00	Y
51	1 bed,1 bath	8	8.00	Y	61	2 bed,2 bath	10	13.00	Y
52	1 bed,1 bath	8	9.00	Y	62	3 bed,2 bath	12	12.00	Y
53	2 bed,1 bath	10	17.00	Y	63	1 bed,1 bath	8	8.00	Y
54	2 bed,1 bath	10	10.00	Y	64	1 bed,1 bath	8	9.00	Y
70	2 bed,1 bath	10	11.00	Y	65	2 bed,1 bath	10	10.00	Y
71	1 bed,1 bath	8	8.00	Y	66	2 bed,1 bath	10	10.00	Y
72	1 bed,1 bath	8	8.00	Y	76	2 bed,1 bath	10	14.00	Y
					77	1 bed,1 bath	8	8.00	Y
					78	1 bed,1 bath	8	8.00	Y

