

SEPP 65 Apartment Design Guide			
No.	Required / Permitted	Comment	Comply
Part 3 - Siting the Development			
3A	Site Analysis		
3A-1	<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>	A site analysis plan has been submitted with the Development Application.	Yes
3B	Orientation		
3B-1	<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development.</i>	<p>Adequate information has not been provided to determine if the proposed development achieves the required amount of solar access.</p> <p>Note: Sun angles and an hourly sun path analysis (perspectives depicting the view from the sun) have not been provided, required in order to determine the extent of solar access achieved to the development. In particular, the sun angles and hourly sun path analysis would depict the impact of the existing multi-storey development at 57-59 Queen Street, Auburn on the development, and the impact of Residential Tower 1 upon Residential Tower 2 of the subject development.</p>	Council is Unable to Determine Compliance
3B-2	<i>Overshadowing of neighbouring properties is minimised during mid-winter.</i>	<p>Adequate information has not been provided to determine if adjoining properties are affected to the extent that the proposal reduces solar access beyond that to achieve compliance with the standards listed.</p> <p>Note: The relationship of the development to adjoining properties has not been noted on the solar access diagrams, nor have hourly solar access diagrams, in plan and elevation form been submitted, depicting the impact of the proposed development upon adjoining properties.</p> <p>In addition, the proposed development appears to affect the morning sun to the following properties:-</p> <ul style="list-style-type: none"> • 7 - 9, 11 and 13 Harrow Road, Auburn; and • 9, 11, 13 & 15 Mary Street, Auburn. 	Council is Unable to Determine Compliance

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3C	Public Domain Interface			
3C-1	<i>Transition between private and public domain is achieved without compromising safety and security.</i>		<p>The proposal does not maintain safety and security between the public and private domain, due to the following:-</p> <ul style="list-style-type: none"> A double door arrange is present between the commercial area and residential area on Level 1 within Residential Tower 1. A double door arrangement is present between the balcony area of the Restaurant, known as Restaurant 136.58m², and the communal open space area on Level 1. Access is proposed between the bar area and communal open space area on Level 1. 	No
3C-2	<i>Amenity of the public domain is retained and enhanced.</i>			Yes
3D	Communal and Public Open Space			
3D-1	<i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</i>			Yes
	Design Criteria	Communal open space has a minimum area equal to 25% of the site.	The site area is 5,800m ² , requiring 1,450m ² of communal open space area. 1,566.9m ² of communal open space area has been proposed, equivalent to 27% of the site.	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).	The proposed communal open space areas have the ability to achieve 2 hours solar access to 50% of the usable part of the communal open space.	Yes
3D-2	<i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</i>		There is an impediment for future residents within Residential Tower 1 – Level 1 to access the principal communal open space area within Level 1, which is unacceptable. Access is only afforded via the use of the lift to Level 2, only to require the person/s to then utilise the steps / separate lift within the area identified as C1 and go down to Level 1, to access the communal open space area.	No
3D-3	<i>Communal open space is designed to maximise safety.</i>		<p>The proposal does not maintain safety within the communal open space, due to the following:-</p> <ul style="list-style-type: none"> A section of the communal open space area on Level 2 is hidden from view from the remainder of the communal open space area. The communal open space area on Level 2 directly abuts a bedroom window within Unit 2.2.01.7 on 	No

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		Level 2.													
3D-4	<i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</i>	The public open space area at the corner of Auburn Road and Queen Street has not been designed in accordance with the standards reflected under Part 8, Clause 14.5 of the Auburn DCP 2010.	No												
3E	Deep Soil Zones														
3E-1	<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>		N/A												
	<p>Design Criteria</p> <p>Deep soil zones are to meet the following minimum requirements:</p> <table border="1"> <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</p> <p>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	The proposed development is located within the Auburn town centre. Based on the footprint of the development, as depicted by Part 8, Clause 14.5 of the Auburn DCP 2010, the opportunity to provide deep soil zones is not possible.	N/A
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>Achieving the design criteria may not be possible on some sites including where:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>														
3F	Visual Privacy														
3F-1	<i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</i>		No												

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	<p>Design Criteria</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 border="1"> <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>South - Residential Tower 1 - Oriented to 1, 3 & 5 - 7 Mary Street, Auburn:</p> <p><u>Levels LG & G (Storeys 1 & 2)</u> Not Applicable</p> <p><u>Levels 1 & 2 (Storeys 3 & 4)</u> Required = 6m Provided = 3.117m & 5.267m</p> <p><u>Level 3 (Storey 5)</u> Required = 9m Provided = 0m, 3.117m & 6.217m</p> <p><u>Levels 4 - 6 (Storeys 6 - 8)</u> Required = 9m Provided = 1.3m, 3.117m, 4.4m & 6.217m</p> <p><u>Level 7 (Storey 9)</u> Required = 12m Provided = 1.3m, 3.117m, 4.4m & 6.217m</p> <p><u>Level 8 (Storey 10)</u> Required = 12m Provided = 4.367m & 6.317m</p> <p><u>Levels 9 & 10 (Storeys 11 & 12)</u> Required = 12m Provided = 1.3m, 3.117m, 4.117m, 4.9m & 6.215m</p>	No
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>West - Residential Tower 2 - Oriented to 1, 3 & 5 - 7 Mary Street, Auburn:</p> <p><u>Levels G - 2 (Storeys 1 - 3)</u> Not Applicable</p> <p><u>Level 3 (Storey 4)</u> Required = 6m Provided = 1.2m, 2.65m & 10.65m</p> <p><u>Levels 4 - 7 (Storeys 5 - 8)</u> Required = 9m Provided = 1.2m, 2.65m & 10.65m</p> <p><u>Levels 8 - 15 (Storeys 9 - 16)</u> Required = 12m Provided = 1.2m, 2.65m & 10.65m</p>	No												
		<p>South - Residential Tower 2 - Oriented to 43 & 45 Auburn Road:</p> <p><u>Levels G - 2 (Storeys 1 - 3)</u> Not Applicable</p> <p><u>Level 3 (Storey 4)</u> Required = 6m Provided = 0m, 1.2m and 2.65m</p> <p><u>Levels 4 & 5 (Storeys 5 & 6)</u> Required = 9m</p>	No												

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No.	Required / Permitted	Comment	Comply
		<p>Provided = 3.017m, 4.7m & 6.867m</p> <p><u>Levels 6 & 7 (Storeys 7 & 8)</u> Required = 9m Provided = 3.017m, 4.017m, 4.7m & 6.867m</p> <p><u>Levels 8 - 15 (Storeys 9 - 16)</u> Required = 12m Provided = 3.017m, 4.017m, 4.7m & 6.867m</p>	
		<p>Separation Between Residential Towers 1 & 2</p> <p><u>Levels G - 2 (Storeys 1 - 3)</u> Not Applicable</p> <p><u>Level 3 (Storey 4)</u> Required = 6m x 2 Provided = 13.2m Min.</p> <p><u>Levels 4 (Storey 5)</u> Required = 9m x 2 Provided = 11.5m, 11.8m & 15.2m</p> <p><u>Levels 5 (Storey 6)</u> Required = 9m x 2 Provided = 8.7m, 13.2m & 13.5m</p> <p><u>Level 6 (Storey 7)</u> Required = 9m x 2 Provided = 10.8m, 11.8m & 15.2m</p> <p><u>Level 7 (Storey 8)</u> Required = 9m x 2 Provided = 10.8m, 13.6m & 15.2m</p> <p><u>Levels 8 (Storey 9)</u> Required = 12m x 2 Provided = 15.8m</p> <p><u>Levels 9 (Storey 10)</u> Required = 12m x 2 Provided = 21.5m & 23.6m</p> <p><u>Level 10 (Storey 11)</u> Required = 12m x 2 Provided = 19.2m & 21.6m</p>	No
3F-2	<p><i>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.</i></p>	<p>Privacy has not been maintained between the following areas:-</p> <p>Residential Tower 1</p> <ul style="list-style-type: none"> The specialty retail tenancy on Level 1, known as Specialty Retail 110.71m², and the communal open space area on Level 1. The communal open space area on Level 8 within Residential Tower 1, and the northern units associated 	No

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No.	Required / Permitted	Comment	Comply
		<p>with Residential Tower 2, due to the limited separation provided, that being 11.6 metres.</p> <ul style="list-style-type: none"> • The private open space area associated with Unit 3.2.15, and the balcony and bedroom associated with Unit 3.2.01.1 on Level 3 within Residential Tower 1. • The private open space areas and bedrooms associated with Unit 3.1.06.2, and Unit 3.1.07.2 on Level 3 within Residential Tower 1. • The private open space areas and bedrooms associated with Unit 3.1.06.1, and Unit 3.1.07.1 on Level 3 within Residential Tower 1. • The private open space area associated with Unit 4.1.06.2, and the living room associated with Unit 4.2.16.2 on Level 4 within Residential Tower 1. • The private open space area associated with Unit 4.1.06.1, and the living room associated with Unit 4.2.16.1 on Level 4 within Residential Tower 1. • The private open space area associated with Unit 5.1.07.2, and the private open space and bedroom associated with Unit 5.1.06.2 on Level 5 within Residential Tower 1. • The private open space area associated with Unit 5.1.07.1, and the private open space and bedroom associated with Unit 5.1.06.1 on Level 5 within Residential Tower 1. • The private open space area associated with Unit 6.1.06.2, and the living room associated with Unit 6.2.16.2 on Level 6 within Residential Tower 1. • The private open space area associated with Unit 6.1.06.1, and the living room associated with Unit 6.2.16.1 on Level 6 within Residential Tower 1. 	

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No.	Required / Permitted	Comment	Comply
		<ul style="list-style-type: none"> The private open space area associated with Unit 7.1.07.2, and the private open space and bedroom associated with Unit 7.1.06.2 on Level 7 within Residential Tower 1. The private open space area associated with Unit 7.1.07.1, and the private open space and bedroom associated with Unit 7.1.06.1 on Level 7 within Residential Tower 1. The private open space area associated with Unit 9.2.06B.1, and the south facing windows associated with Unit 9.2.09A.2 on Level 9 within Residential Tower 1. The private open space area associated with Unit 9.2.05B.1, and the south facing windows associated with Unit 9.2.09A.1 on Level 9 within Residential Tower 1. The private open space area associated with Unit 10.2.06B.1, and the south facing windows associated with Unit 10.2.09A.2 on Level 10 within Residential Tower 1. The private open space area associated with Unit 10.2.05B.1, and the south facing windows associated with Unit 10.2.09A.1 on Level 10 within Residential Tower 1. <p>Residential Tower 2</p> <ul style="list-style-type: none"> The private open space area associated with Unit 3.2.06, and the private open space area associated with Unit 3.2.17.2 on Level 3 within Residential Tower 2. The private open space area associated with Unit 3.2.05, and the private open space area associated with Unit 3.2.17.1 on Level 3 within Residential Tower 2. The private open space areas associated with Unit 11.2.08.1, and 11.2.01.1 on Level 11 within Residential Tower 2. 	

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		<ul style="list-style-type: none"> The private open space areas associated with Unit 11.2.08.2, and 11.2.01.3 on Level 11 associated with Residential Tower 2. 																																					
3G	Pedestrian Access and Entries																																						
3G-1	<i>Building entries and pedestrian access connects to and addresses the public domain.</i>	Separate residential entries, distinguished from the commercial component of the development have not been designed.	No																																				
3G-2	<i>Access, entries and pathways are accessible and easy to identify.</i>																																						
3G-3	<i>Large sites provide pedestrian links for access to streets and connection to destinations.</i>	A laneway has not been designed between Queen Street and Mary Street, adjacent to the required Public Open Space Area, as required by Part 8, Clause 14.4 of the Auburn DCP 2010.	No																																				
3H	Vehicle Access																																						
3H-1	<i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</i>	<p>Council's Development Engineer has raised the following concerns:-</p> <ul style="list-style-type: none"> A conflict exists between the commercial parking area and the loading bay, specifically, when vehicles are maneuvering. The queuing area in front of the roller door is not adequate, and is not designed in accordance with AS 2890.1. 	No																																				
3J	Bicycle and Car Parking																																						
3J-1	<i>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</i>		No																																				
	<p>Design Criteria</p> <p>For development in the following locations:</p> <ul style="list-style-type: none"> 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 <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 border="1"> <thead> <tr> <th colspan="2">Control</th> </tr> </thead> <tbody> <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> </tbody> </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>The site is located within 800 metres of the Auburn Railway Station, therefore RMS rates can apply.</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Qty</th> <th>Rate</th> <th>Req'd</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>27</td> <td>0.6</td> <td>16.2</td> </tr> <tr> <td>2 bed</td> <td>206</td> <td>0.9</td> <td>185.4</td> </tr> <tr> <td>≥3 bed</td> <td>12</td> <td>1.4</td> <td>16.8</td> </tr> <tr> <td>Vis</td> <td>245</td> <td>0.2</td> <td>49</td> </tr> <tr> <td colspan="3">Total</td> <td>267.4</td> </tr> </tbody> </table> <p>A total of 268 car parking spaces are required to service the residential portion of the development. In total, 264 car parking spaces have been provided within the residential car parking levels on Basement Levels 2 and 3, which is unacceptable, as adequate parking has not been provided to service the development.</p> <p>Note: As the car parking within Basement Level 1 is a combination of commercial and residential visitor parking spaces, adequate information has not been provided to determine the extent of parking</p>	Type	Qty	Rate	Req'd	1 bed	27	0.6	16.2	2 bed	206	0.9	185.4	≥3 bed	12	1.4	16.8	Vis	245	0.2	49	Total			267.4	No
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			provided to service residential visitors.	
3J-2	<i>Parking and facilities are provided for other modes of transport.</i>			Yes
3J-3	<i>Car park design and access is safe and secure</i>			Yes
3J-4	<i>Visual and environmental impacts of underground car parking are minimised.</i>			Yes
3J-5	<i>Visual and environmental impacts of on-grade car parking are minimised.</i>			N/A
3J-6	<i>Visual and environmental impacts of above ground enclosed car parking are minimised.</i>			N/A
Part 4 - Designing the Building				
4A Solar and Daylight Access				
4A-1	<i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</i>			Council is Unable to Determine Compliance
	Design Criteria	<p>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.</p> <p>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.</p>	<p>Adequate information has not been provided to determine if the proposed development achieves the required amount of solar access.</p> <p>Note: Sun angles and an hourly sun path analysis (perspectives depicting the view from the sun) have not been provided, required in order to determine the extent of solar access achieved to the development. In particular, the sun angles and hourly sun path analysis would depict the impact of the existing multi-storey development at 57-59 Queen Street, Auburn on the development, and the impact of Residential Tower 1 upon Residential Tower 2 of the subject development.</p>	Council is Unable to Determine Compliance
4A-2	<i>Daylight access is maximised where sunlight is limited.</i>			Council is Unable to Determine Compliance
4A-3	<i>Design incorporates shading and glare control, particularly for warmer months.</i>		Shading devices have not been designed to the western façades of the development, which is unacceptable, as no relief is given to units from the summer sun.	No
4B Natural Ventilation				
4B-1	<i>All habitable rooms are naturally ventilated.</i>		<p>The following standard units maintain double / single door arrangements to bedrooms, with no windows, and as such, are not naturally ventilated:-</p> <p>Units 1.07, 2.03, 2.03A, 2.04, 2.04A, 2.05, 2.05A, 2.05B, 2.06, 2.06A, 2.06B, and Units 2.14A.</p>	No
4B-2	<i>The layout and design of single aspect apartments maximises natural ventilation.</i>			Yes
4B-3	<i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</i>			No
	Design Criteria	<p>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.</p> <p>Apartments at ten storeys or greater</p>	<p>The following breakdown is noted, and as such, the development does not maintain an appropriate level of natural ventilation:</p>	No

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	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.	<ul style="list-style-type: none"> Residential Tower 1 (Core 1): 21.74%; Residential Tower 1 (Core 2): 16.28%; and Residential Tower 2: 10.81%. <p>Note: The submitted Acoustic Report recommends sleeping areas and living areas be closed in order to maintain acoustic privacy, however, it is unclear which units will be affected by the Acoustic Report recommendations.</p>													
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	No cross-over or cross-through units are proposed.	N/A												
4C	Ceiling Heights														
4C-1	<i>Ceiling height achieves sufficient natural ventilation and daylight access.</i>														
	<p>Design Criteria</p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <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> </tbody> </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	<p>Adequate information has not been provided to determine what the proposed floor to ceiling heights are.</p> <p>Note: The Section Plans only identify the floor to floor heights between storeys.</p>	Council is Unable to Determine Compliance
Minimum ceiling height for apartment and mixed use buildings															
Habitable rooms	2.7m														
Non-habitable	2.4m														
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4C-2	<i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</i>		Council is Unable to Determine Compliance												
4C-3	<i>Ceiling heights contribute to the flexibility of building use over the life of the building.</i>		Council is Unable to Determine Compliance												
4D	Apartment Size and Layout														
4D-1	<i>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</i>		No												

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	Design Criteria	<p>Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <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> </tbody> </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	<p>The units proposed comply with the minimum internal area requirements.</p>	Yes
		Apartment type	Minimum internal area											
Studio	35m ²													
1 bedroom	50m ²													
2 bedroom	70m ²													
3 bedroom	90m ²													
<p>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.</p>	<p>The following standard units maintain double / single door arrangements to bedrooms, with no windows, and as such, are not naturally ventilated:-</p> <p>Units 1.07, 2.03, 2.03A, 2.04, 2.04A, 2.05, 2.05A, 2.05B, 2.06, 2.06A, 2.06B, and Units 2.14A.</p>	No												
4D-2	<i>Environmental performance of the apartment is maximised.</i>			No										
	Design Criteria	<p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</p>	<p>Adequate information has not been provided to determine what the proposed floor to ceiling heights are.</p> <p>Note: The Section Plans only identify the floor to floor heights between storeys.</p>	Council is Unable to Determine Compliance										
		<p>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</p>	<p>The maximum habitable room depth of 8 metres from a window for combined living, dining and kitchen areas has not been achieved for the following standards units, which is unacceptable, as the units will instead rely upon artificial means to heat, cool and illuminate the units:-</p> <p>Units 1.01B, 1.08A, 2.03, 2.05A, 2.05B, 2.16, 2.17, and 2.17A, ranging from 8.25 metres to 9.15 metres in depth.</p>	No										
4D-3	<i>Apartment layouts are designed to accommodate a variety of household activities and needs.</i>			Yes										
	Design Criteria	<p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).</p>	<p>All bedrooms comply with the minimum requirements.</p>	Yes										
		<p>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</p>	<p>All bedrooms have minimum widths of 3 metres or greater.</p>	Yes										
		<p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments. 	<p>All living room widths comply.</p>	Yes										

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No.	Required / Permitted	Comment	Comply															
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	No cross-over or cross-through units are proposed.	N/A															
4E	Private Open Space and Balconies																	
4E-1	<i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</i>		No															
	<p>Design Criteria</p> <p>All apartments are required to have primary balconies as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>	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	<p>The minimum balcony dimensions have not been provided for the following units, and as such, compliance is unable to be determined:-</p> <p><u>Residential Tower 1 - Core 1</u> Units 3.1.07.2, 8.1.08A, 9.2.09A.2, 9.2.09A.1, and 10.2.09A.2.</p> <p><u>Residential Tower 1 - Core 2</u> Units 3.2.14A, 3.2.17A, 4.2.17A, 5.2.17A, 6.2.17A, and 7.2.17A.</p> <p><u>Residential Tower 2</u> Units 2.1.01A.1, 4.2.06, 4.2.05, 5.2.06, 5.2.05, 6.2.06B, 6.2.05B, 12.3.02.1, 12.3.02.2, 13.3.02.1, 13.3.02.2, 14.3.02.1, 14.3.02.2, 15.3.02.1, and 15.3.02.2.</p> <p>The minimum balcony areas have not been adhered to for the following units, and as such, residential amenity is compromised:-</p> <p><u>Residential Tower 1 - Core 1</u> Units 2.2.04.1, and 2.2.03.1.</p> <p><u>Residential Tower 1 - Core 2</u> Units 1.2.03.2, 2.2.03.2, and 2.2.04.2.</p> <p>The minimum balcony dimensions have not been adhered to for the following units, and as such, residential amenity is compromised:-</p> <p><u>Residential Tower 1 - Core 1</u> Units 2.3.06, 2.2.01.1, 2.2.01.2, 2.2.07, 2.2.01.3, 2.2.01.4, 3.2.01.1, 3.2.01.2, 3.1.08, 4.2.15, 4.2.01.1, 4.2.01.2, 4.1.08, 4.1.06.2, 5.2.15, 5.2.01.1, 5.2.01.2, 5.1.08, 5.1.06.2, 6.2.15, 6.2.01.1, 6.2.01.2, 6.1.08, 6.1.06.2, 7.2.15, 7.2.01.1, 7.2.01.2, 7.1.08, 7.1.06.2, 8.1.09, and 9.2.01.2.</p> <p><u>Residential Tower 1 - Core 2</u> Units 2.2.01.5, 2.2.01.6, 3.2.01.3, 3.2.01.4, 4.2.01.3, 4.2.01.4, 4.2.01A, 4.1.06.1, 5.2.01.3, 5.2.01.4, 5.2.01A, 5.1.06.1, 6.2.01.3, 6.2.01.4, 6.2.01A, 6.1.06.1, 7.2.01.3, 7.2.01.4, 7.2.01A, and 7.1.06.1.</p>	<p>Council is Unable to Determine Compliance</p> <p>No</p> <p>No</p>
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																

SEPP 65 Apartment Design Guide														
No.	Required / Permitted		Comment	Comply										
			<p><u>Residential Tower 2</u> Units 2.2.01.7, 2.2.08, 3.2.08.1, 3.2.01.5, 3.2.01.6, 3.2.01.7, 3.2.08.2, 3.2.17.2, 3.2.17.1, 4.2.08.1, 4.2.01.5, 4.2.01.7, 4.2.08.2, 4.2.17.2, 4.2.17.1, 5.2.01.5, 5.2.01.6, 5.2.01.7, 5.2.17.2, 5.2.17.1, 6.2.08.1, 6.2.01.5, 6.2.01.7, 6.2.08.2, 6.2.17.2, 6.2.17.1, 7.2.08.1, 7.2.01.5, 7.2.01.6, 7.2.01.7, 7.2.08.2, 7.2.17.2, 7.2.17.1, 8.2.08.1, 8.2.01.4, 8.2.01.5, 8.2.01.6, 8.2.08.2, 8.2.17.2, 8.2.17.1, 9.2.08.1, 9.2.01.4, 9.2.01.5, 9.2.01.6, 9.2.08.2, 9.2.17.2, 9.2.17.1, 10.2.08.1, 10.2.01.1, 10.2.01.2, 10.2.01.3, 10.2.08.2, 10.2.17.2, 10.2.17.1, 11.2.08.1, 11.2.08.2, 11.2.17.2, 11.2.17.1, 12.2.17.2, 12.2.17.1, 13.2.17.2, 13.2.17.1, 14.2.17.2, 14.2.17.2, 15.2.17.1, and 15.2.17.1.</p>											
		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 podium level units are provided with courtyards that comply with or exceed the minimum 15m ² requirement.	Yes										
4E-2	<i>Primary private open space and balconies are appropriately located to enhance liveability for residents.</i>			Yes										
4E-3	<i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</i>			Yes										
4E-4	<i>Private open space and balcony design maximises safety.</i>			Yes										
4F	Common Circulation and Spaces													
4F-1	<i>Common circulation spaces achieve good amenity and properly service the number of apartments.</i>			No										
	Design Criteria	The maximum number of apartments off a circulation core on a single level is eight.	Residential Tower 2 maintains 9 to 11 units per level.	No										
		For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Each core is afforded 2 lifts.	Yes										
4F-2	<i>Common circulation spaces promote safety and provide for social interaction between residents.</i>		Refer to Part 3C-1 & 3D-3 under the ADG Assessment related to safety and security, to which concerns are raised.	No										
4G	Storage													
4G-1	<i>Adequate, well designed storage is provided in each apartment.</i>			Yes										
	Design Criteria	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Storage areas have been provided within the units.	Yes										
		<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <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> </tbody> </table>			Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³
Dwelling type	Storage size volume													
Studio apartments	4m ³													
1 bedroom apartments	6m ³													
2 bedroom apartments	8m ³													
3+ bedroom apartments	10m ³													
		At least 50% of the required storage is to be located within the apartment.												
4G-2	<i>Additional storage is conveniently located, accessible and nominated for individual</i>													

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No.	Required / Permitted	Comment	Comply
	<i>apartments.</i>		
4H	Acoustic Privacy		
4H-1	<i>Noise transfer is minimised through the siting of buildings and building layout.</i>	Refer to Part 3F-2 under the ADG Assessment related to privacy, to which concerns are raised. Furthermore, acoustic privacy has not been maintained between the following areas:- <ul style="list-style-type: none"> To the units directly above the balcony / courtyard area associated with the Board Room / Office on the Ground Level. Unit 1.2.04.2 and the abutting Specialty Retail, known as Specialty Retail 215.70m² on Level 1. To the units on Level 2 directly above the restaurants and balcony areas. 	No
4H-2	<i>Noise impacts are mitigated within apartments through layout and acoustic treatments.</i>		
4J	Noise and Pollution		
4J-1	<i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</i>	Consideration has not been given to the ventilation of the proposed restaurants, which will impact and reduce the amenity of the proposed residential units above.	No
4J-2	<i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>	Refer to Part 4H-2 under the ADG Assessment related to acoustic privacy, to which concerns are raised.	No
4K	Apartment Mix		
4K-1	<i>A range of apartment types and sizes is provided to cater for different household types now and into the future.</i>		Yes
4K-2	<i>The apartment mix is distributed to suitable locations within the building.</i>		Yes
4L	Ground Floor Apartments		
4L-1	<i>Street frontage activity is maximised where ground floor apartments are located.</i>		N/A
4L-2	<i>Design of ground floor apartments delivers amenity and safety for residents.</i>		N/A
4M	Façades		
4M-1	<i>Building facades provide visual interest along the street while respecting the character of the local area.</i>	Council's Urban Designer has raised concerns with the architectural character and façade treatment as follows:- <ul style="list-style-type: none"> The coloured glass on the lower ground and ground level facades of the Queen Street façade, in addition to the metallic copper penny (red) horizontal bands, multi-coloured vertical bands, staggered awnings and angular balconies, although adding interest to the façade, results in a very busy façade that detracts from the coherence of the overall architectural composition. Furthermore, there are too many 	No

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No.	Required / Permitted	Comment	Comply
		<p>repeated elements which has resulted in monotony.</p> <ul style="list-style-type: none"> The 124 metre long podium along Queen Street disrupts the rhythm of the street. The elevation does not provide adequate variation to the built form, including vertical articulation, to avoid a bulky, monolithic appearance. Generally, the elevations of the built form lack adequate variation to avoid a bulky, monolithic appearance (box like appearance). 	
4M-2	<i>Building functions are expressed by the façade.</i>		Yes
4N	Roof Design		
4N-1	<i>Roof treatments are integrated into the building design and positively respond to the street.</i>	Blade / fin walls have been designed to the 14 storey residential tower, which add unnecessary height to the development.	No
4N-2	<i>Opportunities to use roof space for residential accommodation and open space are maximised.</i>		Yes
4N-3	<i>Roof design incorporates sustainability features.</i>		Yes
4O	Landscape Design		
4O-1	<i>Landscape design is viable and sustainable.</i>		Yes
4O-2	<i>Landscape design contributes to the streetscape and amenity.</i>		Yes
4P	Planting on Structures		
4P-1	<i>Appropriate soil profiles are provided.</i>		Yes
4P-2	<i>Plant growth is optimised with appropriate selection and maintenance.</i>		Yes
4P-3	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>		Yes
4Q	Universal Design		
4Q-1	<i>Universal design features are included in apartment design to promote flexible housing for all community members.</i>		Yes
4Q-2	<i>A variety of apartments with adaptable designs are provided.</i>		Yes
4Q-3	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>		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>		N/A
4R-2	<i>Adapted buildings provide residential amenity while not precluding future adaptive reuse.</i>		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>		Yes
4S-2	<i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.</i>	Refer to Part 3C-1 & 3D-3 under the ADG Assessment related to safety and security, to which concerns are raised.	No
4T	Awnings and Signage		
4T-1	<i>Awnings are well located and complement and integrate with the building design.</i>	<p>Adequate information has not been provided within the floor plans to determine if the proposed awnings are continuous along the façades of the development, which is required, to ensure all weather protection is afforded to persons residing in the development and the general public.</p> <p>Furthermore, three existing street trees</p>	Council is Unable to Determine Compliance

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		are present along Harrow Road; however, it is unclear from the submitted plans if the awning structure accommodates the existing trees and their growth pattern.	
4T-2	<i>Signage responds to the context and desired streetscape character.</i>		Yes
4U	Energy Efficiency		
4U-1	<i>Development incorporates passive environmental design.</i>		Yes
4U-2	<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.</i>		Yes
4U-3	<i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>	Refer to Part 4B-3 under the ADG Assessment related to natural ventilation, to which concerns are raised.	No
4V	Water Management and Conservation		
4V-1	<i>Potable water use is minimised.</i>		Yes
4V-2	<i>Urban stormwater is treated on site before being discharged to receiving waters.</i>		Yes
4V-3	<i>Flood management systems are integrated into site design.</i>	Council's Development Engineer has raised concerns flood planning as follows:- <ul style="list-style-type: none"> A copy of the DRAINS model has not been submitted. There are inconsistencies in the flood levels used in the Flood Study prepared by Hyder Consulting Pty Ltd, dated 23 April 2015. In addition, the model did not consider the storage of 3,400m³ as part of the development. Overland flow from adjacent properties has not been maintained by the proposal. 	No
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 Resource Recovery Officer has raised concerns with the waste arrangements as follows:- <ul style="list-style-type: none"> The Applicant has not demonstrated how garbage and recycling bins will be transported from the bin storage room to the appointed collection point for servicing, and whether there is sufficient space for the required number of bins. 	No
4W-2	<i>Domestic waste is minimised by providing safe and convenient source separation and recycling.</i>		Yes
4X	Building Maintenance		
4X-1	<i>Building design detail provides protection from weathering.</i>		Yes
4X-2	<i>Systems and access enable ease of maintenance.</i>		Yes
4X-3	<i>Material selection reduces ongoing maintenance costs.</i>		Yes