

STATE ENVIRONMENTAL PLANNING POLICY NO. 65				
DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT				
DEFINITIONS				
Residential flat building means a building that comprises or includes:				
(a) 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and				
(b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops), <i>but does not include a Class 1a building or a Class 1b building under the Building Code of Australia.</i>				
<b>Comment:</b> The proposal is classified as a residential flat building, and SEPP 65 applies.				
REQUIREMENTS FROM REGULATIONS				
<b>Design Verification Statement</b>	<b>Required:</b> The DA must be accompanied by a design verification from a qualified designer, being a statement in which the qualified designer verifies:- a) That he or she designed, or directed the design, of the residential flat development, and b) That the design quality principles set out in Part 2 of SEPP 65 are achieved. Qualified designer means a person registered as an architect in accordance with the Architects Act 2003.			
	<b>Comment:</b> A SEPP 65 Design Quality Principles Report has been submitted to support the most recently submitted plans. This has been supported by Amit Julka, Reg. Number 10002s Design Verification Statement.			
APARTMENT DESIGN GUIDE				
No.	Control		Comments	Compliance
Part 3 - Siting the Development				
<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>			Yes
<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>			Yes
<b>3B-2</b>	<i>Overshadowing of neighbouring properties is minimised during mid-winter.</i>			Yes
<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>			Yes
<b>3C-2</b>	<i>Amenity of the public domain is retained and enhanced.</i>			Yes
<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>			Yes
	<b>Design Criteria</b>	Communal open space has a minimum area equal to 25% of the site.  <b>Required:</b> 25% x 2900.3m <sup>2</sup> (minimum road dedication) = 725m <sup>2</sup> .	The proposal provides for the following communal open space areas;  Ground = 442m <sup>2</sup> Level 2 = 401m <sup>2</sup> Level 6 = 271m <sup>2</sup> Level 9 = 415m <sup>2</sup> <u>Level 13= 910m<sup>2</sup></u> Total = 2439m <sup>2</sup>	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 COS on level 2 will not achieve a minimum of 50% direct sunlight however, the application has demonstrated that the principal areas of the communal open space provided to levels 6, 9 and 13 may obtain adequate solar access for a minimum of 2 hours throughout the day. As such the application satisfies this requirement.	Yes
<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>			Yes
	<b>Comment:</b> The submitted landscape and architectural plans clearly indicate what activities may be conducted. The provided plans indicate vegetation, benches, childrens play equipment and various recreational spaces and decking across the different COS areas which is considered to be attractive for a range of age groups.			
<b>3D-3</b>	<i>Communal open space is designed to maximise safety.</i>			Yes

3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.			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	Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table> Required: 7% x 2900.3m² = 203m²	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m²	-	7%	650m² - 1,500m²	3m	greater than 1,500m²	6m	greater than 1,500m² with significant existing tree cover	6m	316m² (10.9%) of Deep soil area is provided with a minimum dimension of 6.2m	Yes
Site area	Minimum dimensions	Deep soil zone (% of site area)														
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greater than 1,500m²	6m															
greater than 1,500m² 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.			Yes												
	Design Criteria	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.  Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	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	The application is provided with frontages to the north (Neil Street), east (New Road 1 and south (Gladstone Street) and in this regard appropriate separation will be proved to buildings on surrounding lots.  Western Separation  6m Separation is provided to levels 2-9 apartments which have no windows, >12m separation is provided to the internal circulation space which has a window	Yes  Yes
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														
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.			Yes												
3G	Pedestrian Access and Entries															
3G-1	Building entries and pedestrian access connects to and addresses the public domain.			Yes												
3G-2	Access, entries and pathways are accessible and easy to identify.			Yes												
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.			Yes												
3H	Vehicle Access															
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.			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.			Yes												

	<b>Design Criteria</b>	<p>For development in the following locations:</p> <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> <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> <p>The car parking needs for a development must be provided off street.</p> <p>RMS Controls</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> <p>DCP Controls</p> <table><tr><th colspan="2">Control</th></tr><tr><td>1 bedroom</td><td>0.8 spaces</td></tr><tr><td>2 bedroom</td><td>1.0 space</td></tr><tr><td>3+ bedroom</td><td>1.2 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	Control		1 bedroom	0.8 spaces	2 bedroom	1.0 space	3+ bedroom	1.2 spaces	Visitor / dwelling	0.2 spaces	<p>The subject site is within 800 metres of a railway or light rail stop.</p> <table><tr><th>Required</th><th>Provided</th></tr><tr><td>0.6 x 34 = 20.4</td><td rowspan="10">179 spaces provided.</td></tr><tr><td>0.9 x 103 = 92.7</td></tr><tr><td>1.4 x 12 = 16.8</td></tr><tr><td>0.2 x 149 =29.8</td></tr><tr><td><b>RMS Total</b> 159.7 spaces</td></tr><tr><td>0.8 x 34 = 27.2</td></tr><tr><td>1.0 x 103 = 103</td></tr><tr><td>1.2 x 12 = 14.4</td></tr><tr><td>0.2 x 149 =29.8</td></tr><tr><td><b>DCP Total</b> 174.4 spaces</td></tr></table> <p>The residential portion is sufficient with 19 (19.3) additional parking spaces provided.</p>	Required	Provided	0.6 x 34 = 20.4	179 spaces provided.	0.9 x 103 = 92.7	1.4 x 12 = 16.8	0.2 x 149 =29.8	<b>RMS Total</b> 159.7 spaces	0.8 x 34 = 27.2	1.0 x 103 = 103	1.2 x 12 = 14.4	0.2 x 149 =29.8	<b>DCP Total</b> 174.4 spaces	Yes
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3J-2	Parking and facilities are provided for other modes of transport.		Yes																																				
3J-3	Car park design and access is safe and secure.		Yes																																				
3J-4	Visual and environmental impacts of underground car parking are minimised.		Yes																																				
3J-5	Visual and environmental impacts of on-grade car parking are minimised.		N/A																																				
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.		N/A																																				
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																																				
	<b>Design Criteria</b>	<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><b>Required:</b> 70% x 149 units = 104.3 units</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><b>Maximum:</b> 15% x 152 units = 23 units</p>	<p>108 units are provided with adequate solar access (72.5%) of units</p> <p>12.5% of the residential apartments (19 out of 152) receive no direct solar access to the window(s) of the Living Area</p>	<p>Yes</p> <p>Yes</p>																																			
4A-2	Daylight access is maximised where sunlight is limited. <b>Comment:</b> The position and orientation of the blocks are considered to allow for acceptable daylight access.		Yes																																				
4A-3	Design incorporates shading and glare control, particularly for warmer months.		N/A																																				
4B	Natural Ventilation																																						
4B-1	All habitable rooms are naturally ventilated.		Yes																																				
4B-2	The layout and design of single aspect apartments maximises natural ventilation.		Yes																																				
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.		Yes																																				
	<b>Design Criteria</b>	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the	74 Units (60.7%) Naturally Ventilated	Yes																																			

		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.  <b>Required:</b> 60% x 122 units = 73.2 (74) units														
		Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	All cross through apartments are compliant	N/A												
4C	Ceiling Heights															
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.			Yes												
	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	The proposed ceiling heights are as follows: <ul style="list-style-type: none"><li>Ground floor (Level 1) 4.65m</li><li>First floor (Level 2) 3m</li><li>Second floor (Level 3) 3m</li><li>Third floor (Level 4) 3m</li><li>Fourth floor (Level 5) 3m</li><li>Fifth floor (Level 6) 3m</li><li>Sixth floor (Level 7) 3m</li><li>Seventh floor (Level 8) 3m</li><li>Eighth floor (Level 9) 3m</li><li>Ninth floor (Level 10) 3m</li><li>Tenth floor (Level 11) 3m</li><li>Eleventh floor (Level 12) 3m</li></ul>	Yes, except for the first floor which is provided at 3m, which is considered acceptable as it is used exclusively for residential purposes
Minimum ceiling height for apartment and mixed use buildings																
Habitable rooms	2.7m															
Non-habitable	2.4m															
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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.			Yes												
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.			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> 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	Compliant	Yes		
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.	Compliant	Yes												
4D-2	Environmental performance of the apartment is maximised.			Yes												
	Design Criteria	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Satisfactory.	Yes												
		In open plan layouts (where the living, dining	Complies	Yes												

		and kitchen are combined) the maximum habitable room depth is 8m from a window.																
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).	Satisfactory.	Yes															
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Satisfactory.	Yes															
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"><li>3.6m for studio and 1 bedroom apartments</li><li>4m for 2 and 3 bedroom apartments.</li></ul>	Satisfactory.	Yes															
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	No cross over apartments are proposed	N/A															
4E	Private Open Space and Balconies																	
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.			Yes														
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 comply with the minimum area and depth requirements.	Yes
	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																
	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.	Minimum 15m2	Yes															
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.			Yes														
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.			Yes														
4E-4	Private open space and balcony design maximises safety.			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.	Compliance achieved	Yes															
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Compliance achieved	Yes															
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.			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: <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m<sup>3</sup></td></tr><tr><td>1 bedroom apartments</td><td>6m<sup>3</sup></td></tr><tr><td>2 bedroom apartments</td><td>8m<sup>3</sup></td></tr><tr><td>3+ bedroom apartments</td><td>10m<sup>3</sup></td></tr></table> At least 50% of the required storage is to be located within the apartment.	Dwelling type	Storage size volume	Studio apartments	4m <sup>3</sup>	1 bedroom apartments	6m <sup>3</sup>	2 bedroom apartments	8m <sup>3</sup>	3+ bedroom apartments	10m <sup>3</sup>	Adequate storage is provided throughout apartment layouts and within the basement carpark.	Yes					
	Dwelling type	Storage size volume																
Studio apartments	4m <sup>3</sup>																	
1 bedroom apartments	6m <sup>3</sup>																	
2 bedroom apartments	8m <sup>3</sup>																	
3+ bedroom apartments	10m <sup>3</sup>																	
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.			Yes														
4H	Acoustic Privacy																	
4H-1	Noise transfer is minimised through the siting of buildings and building layout.			Yes														
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.			Yes														

<b>4J</b>	<b>Noise and Pollution</b>	
<b>4J-1</b>	<i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</i>	Yes
<b>4J-2</b>	<i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>	Yes
<b>4K</b>	<b>Apartment Mix</b>	
<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>	Yes
<b>4K-2</b>	<i>The apartment mix is distributed to suitable locations within the building.</i>	Yes
<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>	Yes
<b>4L-2</b>	<i>Design of ground floor apartments delivers amenity and safety for residents.</i>	Yes
<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>	Yes
<b>4M-2</b>	<i>Building functions are expressed by the façade.</i>	Yes
<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>	Yes
<b>4N-2</b>	<i>Opportunities to use roof space for residential accommodation and open space are maximised.</i>	N/A
<b>4N-3</b>	<i>Roof design incorporates sustainability features.</i>	Yes
<b>4O</b>	<b>Landscape Design</b>	
<b>4O-1</b>	<i>Landscape design is viable and sustainable.</i>	Yes
<b>4O-2</b>	<i>Landscape design contributes to the streetscape and amenity.</i>	Yes
<b>4P</b>	<b>Planting on Structures</b>	
<b>4P-1</b>	<i>Appropriate soil profiles are provided.</i>	Yes
<b>4P-2</b>	<i>Plant growth is optimised with appropriate selection and maintenance.</i>	Yes
<b>4P-3</b>	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>	Yes
<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>	Yes
<b>4Q-2</b>	<i>A variety of apartments with adaptable designs are provided.</i>	Yes
<b>4Q-3</b>	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>	Yes
<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>	N/A
<b>4R-2</b>	<i>Adapted buildings provide residential amenity while not precluding future adaptive reuse.</i>	N/A
<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>	Yes
<b>4S-2</b>	<i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.</i>	Yes
<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>	Yes
<b>4T-2</b>	<i>Signage responds to the context and desired streetscape character.</i>	N/A
<b>4U</b>	<b>Energy Efficiency</b>	
<b>4U-1</b>	<i>Development incorporates passive environmental design.</i>	Yes
<b>4U-2</b>	<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.</i>	Yes
<b>4U-3</b>	<i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>	Yes
<b>4V</b>	<b>Water Management and Conservation</b>	
<b>4V-1</b>	<i>Potable water use is minimised.</i>	Yes
<b>4V-2</b>	<i>Urban stormwater is treated on site before being discharged to receiving waters.</i>	Yes
<b>4V-3</b>	<i>Flood management systems are integrated into site design.</i>	Yes
<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 advised that the proposal is satisfactory
<b>4W-2</b>	<i>Domestic waste is minimised by providing safe and convenient source separation and recycling.</i>	Council's Waste Officer has advised that the

		proposal is satisfactory
<b>4X</b>	<b>Building Maintenance</b>	
<b>4X-1</b>	<i>Building design detail provides protection from weathering.</i>	Yes
<b>4X-2</b>	<i>Systems and access enable ease of maintenance.</i>	Yes
<b>4X-3</b>	<i>Material selection reduces ongoing maintenance costs.</i>	Yes