SEPP 65 REPORT AND COMPLIANCE STATEMENT

SECTION 96 APPLICATION TO MODIFY EXISTING DA CONSENT 2016/17
AT 27-35 PUNCHBOWL ROAD. BELFIELD. NSW

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for

Nabil Investments Pty Ltd

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Control Sheet

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This report and compliance statement is part of the documentation for the Section 4.55 Application to modify the existing DA Consent 2016/17 for a Mixed Use Residential Development at 27-35 Punchbowl Road.

The application only seeks approval for a couple of changes on the buildings, mainly the addition of one storey to buildings A and B, adding 5 apartments, and the conversion of two 2-bedroom units into three 1-bedroom apartments on Levels 3 and 4 of building D. These modifications only change the massing and appearance on the SW end of the Punchbowl Road frontage, while the rest of the development to the rear has not been altered at all.

Given the small scale of the changes and how localised they are, we believe most of the previous comments and descriptions for the 9 design principles of SEPP 65 are still relevant. Nonetheless, we have provided below a reduced description of the relevant items focused on the proposed changes.

1- APARTMENT DESIGN GUIDE PRINCIPLES

Principle 1: Context and Neighbourhood Character

The current design for the subject site was approved prior to the proposal next door being lodged. The approved DA was developed with extensive feedback from Strathfield Council and responded to context and neighbourhood character in an adequate fashion. The building considered the desired character of the area and the projected heights and transitions to the adjacent sites.

However, the approved application at 37-39 Punchbowl Road presents a building 1-storey higher than the LEP controls allow and higher than what was anticipated when designing the subject building. Therefore the combined outcome presents a height gap bigger than what is desirable, creating a not well-resolved streetscape with a 3-storey blank party wall at 37-39 Punchbowl Road visible from the street.

The proposed addition of 1 storey to the SW corner of the development will help create a better streetscape. The resulting massing will reflect better the desired character of the area and will fit better in the future context of Punchbowl Road.

The proposed additions and changes do not alter significantly the subject building but provide a better resolution to the broader context and the future street environment, fitting with the context and neighbourhood character.

Principle 2: Built Form and Scale

The proposed changes, when look in context with the approved building at 37-39 Punchbowl Road, present a better urban outcome than before. By adding a storey to the SW corner of the development the transition to the adjacent building is improved, as the height gap becomes two storeys instead of three. This helps integrate both buildings together and present a coordinated outcome. A smaller step also helps reduce the perceived scale of the corner building and ties the streetscape together.

The built form and scale of the combined streetscape development, including the building across Water Street on 41-47 Punchbowl Road, responds to the LEP and council's objective for the area and shows a vibrant and modern boulevard. The transitions and articulations are well considered breaking down the scale of the buildings.

The proposed height transitions work with the topography and help come down to a smaller scale of development on the eastern end. Without the additional storey there would be a disconnect between the buildings that would make the building in the corner seem too big.

Overall we can consider the changes in the massing to helpful to the overall built form and scale of the area, whilst being very minimal in size and extension, as shown on the diagrams on drawing A-820.

The building presents a similar overall bulk and scale as the approved development and improves the urban outcome for the area, thus we consider the proposed building to have an adequate built form and scale in relation to Council's objectives for the area.

Principle 3: Density

The modifications proposed in this application do not alter significantly the density of the building. The proposed design presents 122 apartments instead of 115 of the currently approved design. This is an increase of 6% in the number of apartments. In terms of built area, the difference between the proposed design and the approved one is 422 m2, or 3.7%.

Overall, the proposed building still has an FSR below the maximum allowed by the LEP, and the development presents the same setbacks and overall form as before. Therefore the density is still adequate as in the original approval.

Principle 4: Sustainability

The addition of 7 apartments and the changes to the top floor of buildings A and B haven't altered the overall performance and the sustainability of the development.

The development complies with the ADG guidelines in terms of solar access, cross ventilation, landscaping and deep soil areas. The proposal achieves 71.30% solar access to apartments and 61% of cross-ventilation. These are similar numbers to the approved DA.

Communal Open Space, Landscaped areas and Deep Soil areas remain as approved and present no changes.

Principle 5: Landscape

There are no changes proposed to the landscape. It remains as approved.

Principle 6: Amenity

Good amenity is provided for residents. The proposal complies with the requirements of the Apartment Design Guideline regarding Solar Access, Cross Ventilation, Private Open Spaces, apartment and room sizes, amount on landscaping and common areas, etc.

All apartments exceed the minimum apartment sizes in the ADG and are well planned with separate living and sleeping zones in most instances, and some with separated sleeping zones for choice in lifestyle and demographics.

Storage areas meet ADG requirements with at least 50% of the storage located in apartments, and up to 50% in the basement.

Principle 7: Safety

No change from the DA approved configuration in terms of site access, surveillance or protection.

Principle 8: Housing Diversity and Social Interaction

A mix of apartment sizes is provided to encourage a range of household sizes and budgets. The changes have increased the number of 1-bedroom apartments due to market demand. The overall apartment mix still presents a well-balanced result that caters for a wide range of demographics. The project provides twenty-two 1-bedroom apartments, eighty 2-bedroom apartments and twenty 3-bedroom apartments.

Each apartment category exceeds ADG space requirements with generous layouts that include en-suite bathrooms to master bedrooms, separate laundry and above minimal storage space. Each apartment has generous balconies that provide indoor/outdoor connection from the living rooms. Some apartments have additional studies or media areas. Ground floor apartments present larger gardens and terraces to provide further options to potential buyers.

Generous Communal Open Space surrounds the building on 3 sides and cascades down following the topography of the site. The design of the communal space divided into different areas and pockets offers for barbecue and eating areas, playgrounds and quiet passive seating areas.

Principle 9: Aesthetics

The proposed addition of 1 storey to buildings A and B follows the same layout and appearance of the storeys below, making those two volumes a bit higher but keeping the same appearance and materiality.

These changes do not modify or alter the overall appearance and materiality of the development. The design principles and aesthetics are the same, as well as the building articulation and breakdown of the different volumes. The façade rhythm and the massing variations remain the same with the alterations only making two of the volumes a bit higher.

Overall the proposed additions and modifications do not alter the aesthetics of the building that remain as approved.

2 - APARTMENT DESIGN GUIDE. PART 3 AND PART 4 COMPLIANCE.

Part 3 – Siting the Development

Objective 3A-1	Architect Comment
Site analysis illustrated that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Not Necessary. Section 4.55 presents only minor changes to the approved development. Site analysis elements and overall site strategy remain as per approved design. Analysis of context heights in relation to the proposed changes in shown on the site plan and the streetscape elevation.
Design guidance	
Each element of the site analysis checklist should be addressed	Not Applicable
Objective 3B-1	**Architect Comment**
Building types and layouts respond to the streetscape and site while optimizing solar access within the development	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Buildings along the street frontage define the street, by facing it and incorporating direct access from the street	Not Relevant. Overall building design remains as approved. No Change.
Where the street frontage is to the east or west, rear buildings should be orientated to the north	Not Relevant. Overall building design remains as approved. No Change.
Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west	Not Relevant. Overall building design remains as approved. No Change.
Objective 3B-2	**Architect Comment**
Overshadowing of neighbouring properties is minimised during mid-winter	Overshadowing of neighbouring properties is minimised during mid-winter. Minimal change from the approved DA with no additional impact
Design guidance	
Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	Addressed. Refer to drawing A-010 for a detailed residential schedule in relation to apartment solar access. Communal open space remains as approved. No Change.
Solar access to living rooms, balconies and private open	Addressed.

spaces of neighbours should be considered	
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	Not Applicable
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	Not applicable
Overshadowing should be minimised to the south or down hill by increased upper level setbacks	Not applicable
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	Not applicable
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	Not applicable
Objective 3C-1	**Architect Comment**
Transition between public and private domain is achieved without compromising safety and security	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	Not applicable
Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings	Not applicable
Upper level balconies and windows should overlook the public domain	Not Relevant. Overall building design remains as approved. No Change.
Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	Not applicable
Length of solid walls should be limited along street frontages	Not Relevant. Overall building design remains as approved. No Change.
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	Not Relevant. Overall building design remains as approved. No Change.
In developments with multiple buildings and/or	Not Relevant. Overall building design remains as

entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • **architectural detailing** • **changes in materials** • **plant species** • **colours**	approved. No Change.
Opportunities for people to be concealed should be minimised	Not Relevant. Overall building design remains as approved. No Change.
Objective 3B-1	**Architect Comment**
Amenity of the public domain is retained and enhanced	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	Not Relevant. Overall building design remains as approved. No Change.
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Not Relevant. Overall building design remains as approved. No Change.
The visual prominence of underground car park vents should be minimised and located at a low level where possible	Not Relevant. Overall building design remains as approved. No Change.
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	Not Relevant. Overall building design remains as approved. No Change.
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	Not Relevant. Overall building design remains as approved. No Change.
Durable, graffiti resistant and easily cleanable materials should be used	Not Relevant. Overall building design remains as approved. No Change.
Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • **street access, pedestrian paths and building entries which are clearly designed** • **paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space** • **minimal use of blank walls, fences and ground level parking**	Not applicable
On sloping sites protrusion of car parking above ground	Not applicable

level should be minimised by using split levels to step underground car parking	
Objective 3D-1	**Architect Comment**
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Communal open space remains as approved. No Change.
Design criteria	
1. **Communal open space has a minimum area equal to 25% of the site**	Communal open space remains as approved. No Change.
2. **Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)**	Communal open space remains as approved. No Change.
Design guidance	
Communal open space should be consolidated into a well designed, easily identified and usable area	Addressed
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	Addressed
Communal open space should be co-located with deep soil areas	Addressed
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Addressed
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Not applicable
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • **provide communal spaces elsewhere such as a landscaped roof top terrace or a common room** • **provide larger balconies or increased private open space for apartments** • **demonstrate good proximity to public open space and facilities and/or provide contributions to public open space**	Not applicable

Objective 3D-2	Architect Comment

Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Communal open space remains as approved. No Change.
Design guidance	
Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • **seating for individuals or groups** • **barbecue areas** • **play equipment or play areas** • **swimming pools, gyms, tennis courts or common rooms**	Communal open space remains as approved. No Change.
The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	Communal open space remains as approved. No Change.
Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Addressed
Objective 3D-3 **Communal open space is designed to maximise safety**	Communal open space remains as approved. No Change.
Design guidance	
Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • **bay windows** • **corner windows** • **balconies**	Addressed
Objective 3D-4	**Architect Comment**
Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Not applicable
Design guidance	
The public open space should be well connected with public streets along at least one edge	Not applicable
The public open space should be connected with nearby parks and other landscape elements	Not applicable
Public open space should be linked through view lines, pedestrian desire paths, termination points and the	Not applicable

<table>
<tr><td>wider street grid</td><td></td></tr>
<tr><td>Solar access should be provided year round along with protection from strong winds</td><td>Not applicable</td></tr>
<tr><td>Opportunities for a range of recreational activities should be provided for people of all ages</td><td>Not applicable</td></tr>
<tr><td>A positive address and active frontages should be provided adjacent to public open space</td><td>Not applicable</td></tr>
<tr><td>Boundaries should be clearly designed between public open space and private areas</td><td>Not applicable</td></tr>
<tr><td>Objective 3E-1</td><td>Architect Comment</td></tr>
<tr><td>Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</td><td>Deep soil areas remain as approved. No Change.</td></tr>
<tr><td>Design criteria</td><td></td></tr>
<tr><td>Deep soil zones are to meet the following minimum requirements:
<table>
<tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr>
<tr><td>less than 650m^2</td><td>-</td><td rowspan="4">7%</td></tr>
<tr><td>650m^2 - 1,500m^2</td><td>3m</td></tr>
<tr><td>greater than 1,500m^2</td><td>6m</td></tr>
<tr><td>greater than 1,500m^2 with signi cant existing tree cover</td><td>6m</td></tr>
</table></td><td>Deep soil areas remain as approved. No Change.</td></tr>
<tr><td>Design guidance</td><td></td></tr>
<tr><td>On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

• 10% of the site as deep soil on sites with an area of 650m^2 - 1,500m^2

• 15% of the site as deep soil on sites greater than 1,500m^2</td><td>Deep soil areas remain as approved. No Change.</td></tr>
<tr><td>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:</td><td>Deep soil areas remain as approved. No Change.</td></tr>
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<tr><td>

- **basement and sub basement car park design that is consolidated beneath building footprints**
- **use of increased front and side setbacks**
- **adequate clearance around trees to ensure long term health**
- **colocation with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil**

</td><td></td></tr>
<tr><td>

Achieving the design criteria may not be possible on some sites including where:

- **the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)**
- **there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable storm water management should be achieved and alternative forms of planting provided such as on structure**

</td><td>Not Applicable</td></tr>
<tr><td>Objective 3F-1</td><td>Architect Comment</td></tr>
<tr><td>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal privacy</td><td>Overall building design remains as approved.
Building separation remains as approved.
No Change.</td></tr>
<tr><td>Design criteria</td><td></td></tr>
<tr><td>

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

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

Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties

</td><td>Overall building design remains as approved.
Building separation remains as approved.
No Change.</td></tr>
<tr><td>Design guidance</td><td></td></tr>
</table>

Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	Not Relevant. Overall building design remains as approved. No Change.
For residential buildings next to commercial buildings, separation distances should be measured as follows: **• for retail, office spaces and commercial balconies use the habitable room distances** **• for service and plant areas use the non-habitable room distances**	Not Relevant. Overall building design remains as approved. No Change.
New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: **• site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)** **• on sloping sites, apartments on different levels have appropriate visual separation distances**	Not Relevant. Overall building design remains as approved. No Change.
Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping	Not Relevant. Overall building design remains as approved. No Change.
Direct lines of sight should be avoided for windows and balconies across corners	Addressed
No separation is required between blank walls	Not Applicable
Objective 3F-2	**Architect Comment**
Site and building elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	Overall building design remains as approved. Additional storey has no effect in regards to privacy, access to light and air. No Change.
Design guidance	
Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: **• setbacks** **• solid or partially solid balustrades to balconies at lower levels** **• fencing and/or trees and vegetation to separate spaces** **• screening devices** **• bay windows or pop out windows to provide privacy in one direction and outlook in another** **• raising apartments/private open space above the**	Not Relevant. Overall building design remains as approved. No Change.

public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	Not applicable
Balconies and private terraces should be located in front of living rooms to increase internal privacy	Addressed
Windows should be offset from the windows of adjacent buildings	Not Applicable
Recessed balconies and/or vertical screens should be used between adjacent balconies	Addressed
Objective 3G-1	**Architect Comment**
Building entries and pedestrian access connects to and addresses the public domain	Not Relevant. No Change from the Approved DA
Design guidance	
Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	Not Relevant. No Change from the Approved DA
Entry locations relate to the street and subdivision pattern and the existing pedestrian network	Not Relevant. No Change from the Approved DA
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	Not Relevant. No Change from the Approved DA
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	Not Relevant. No Change from the Approved DA
Objective 3G-2	
Access, entries and pathways are accessible and easy to identify	Not Relevant. No Change from the Approved DA
Design guidance	
Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	Not Relevant. No Change from the Approved DA
The design of ground floors and underground car parks minimise level changes along pathways and entries	Not Relevant. No Change from the Approved DA
Steps and ramps should be integrated into the overall building and landscape design i	Not Relevant. No Change from the Approved DA
For large developments 'way finding' maps should be	Not Relevant. No Change from the Approved DA

provided to assist visitors and residents	
For large developments electronic access and audio/video intercom should be provided to manage access	Not Relevant. No Change from the Approved DA
Objective 3G-3	**Architect Comment**
Large sites provide pedestrian links for access to streets and connections to destinations	Not Relevant. No Change from the Approved DA
Design guidance	
Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	Not Relevant. No Change from the Approved DA
Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	Not Relevant. No Change from the Approved DA
Objective 3H-1	**Architect Comment**
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Not Relevant. No Change from the Approved DA
Design guidance	
Car park access should be integrated with the building's overall facade. Design solutions may include: **• the materials and colour palette to minimise visibility from the street** **• security doors or gates at entries that minimise voids in the facade** **• where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed**	Not Relevant. No Change from the Approved DA
Car park entries should be located behind the building line	Not Relevant. No Change from the Approved DA
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	Not Relevant. No Change from the Approved DA
Car park entry and access should be located on secondary streets or lanes where available	Not Relevant. No Change from the Approved DA
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided **Access point locations should avoid headlight glare to habitable rooms**	Not Relevant. No Change from the Approved DA
Adequate separation distances should be provided	Not Relevant. No Change from the Approved DA

between vehicle entries and street intersections	
The width and number of vehicle access points should be limited to the minimum	Not Relevant. No Change from the Approved DA
Visual impact of long driveways should be minimised through changing alignments and screen planting	Not Relevant. No Change from the Approved DA
The need for large vehicles to enter or turn around within the site should be avoided	Not Relevant. No Change from the Approved DA
Garbage collection, loading and servicing areas are screened	Not Relevant. No Change from the Approved DA
Clear sight lines should be provided at pedestrian and vehicle crossings	Not Relevant. No Change from the Approved DA
Traffic calming devices such as changes in paving material or textures should be used where appropriate	Not Relevant. No Change from the Approved DA
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • **changes in surface materials** • **level changes** • **the use of landscaping for separation**	Not Relevant. No Change from the Approved DA
Objective 3J-1	**Architect Comment**
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking complies with Strathfield Council Requirements expressed in their DCP
Design criteria	
For development in the following locations: • **on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or** • **on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traf fic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street**	Car parking complies with Strathfield Council Requirements expressed in their DCP
Design guidance	
Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	Not applicable
Where less car parking is provided in a development,	Not applicable

council should not provide on street resident parking permits	
Objective 3J-2	**Architect Comment**
Parking and facilities are provided for other modes of transport	No Change from approved DA
Design guidance	
Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	No Change from approved DA
Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	No Change from approved DA
Conveniently located charging stations are provided for electric vehicles, where desirable	Not applicable
Objective 3J-3	**Architect Comment**
Carpark design is safe and secure	Addressed
Design guidance	
Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	Addressed
Direct, clearly visible and well lit access should be provided into common circulation areas	Addressed
A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	Addressed
For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	Addressed
Objective 3J-4	**Architect Comment**
Visual and environmental impacts of underground carparking are minimised	No Change from approved DA
Design guidance	
Excavation should be minimised through efficient car park layouts and ramp design	No Change from approved DA
Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	No Change from approved DA
Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	No Change from approved DA
Natural ventilation should be provided to basement and sub basement car parking areas **Ventilation grills or screening devices for car parking openings should be integrated into the facade and**	No Change from approved DA

landscape design	
Objective 3J-5	**Architect Comment**
Visual and environmental impacts of on-grade car parking are minimised	Not applicable
Objective 3J-6	**Architect Comment**
Visual and environmental impacts of above ground enclosed carparking are minimised	Not applicable

Part 4 – Designing the Building

Objective 4A-1	Architect Comment
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	The number of apartments receiving sunlight to habitable rooms, primary windows and private open space is optimised
Design criteria	
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas **In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter** **A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter**	Complies. 71% of apartments receive 2hrs of direct sunlight to their living rooms an private open spaces in mid winter. Refer to drawings A-010 for a detailed residential schedule and A-853 for solar access diagrams
Design guidance	
The design maximises north aspect and the number of single aspect south facing apartments is minimised	Addressed
Single aspect, single storey apartments should have a northerly or easterly aspect	Addressed.
Living areas are best located to the north and service areas to the south and west of apartments	Addressed
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • **dual aspect apartments** • **shallow apartment layouts** • **two storey and mezzanine level apartments** • **bay windows**	Addressed
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m^2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	Addressed
Achieving the design criteria may not be possible on some sites. This includes: • **where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source** • **on south facing sloping sites** • **where significant views are oriented away from the desired aspect for direct sunlight design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective**	Not Applicable

Objective 4A-2	Architect Comment
Daylight access is maximised where sunlight is limited	Not Applicable
Design guidance	
Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	Addressed
Where courtyards are used : • **use is restricted to kitchens, bathrooms and service areas** • **building services are concealed with appropriate detailing and materials to visible walls** • **courtyards are fully open to the sky** • **access is provided to the light well from a communal area for cleaning and maintenance** • **acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved**	Not Applicable
Opportunities for reflected light into apartments are optimised through: • **reflective exterior surfaces on buildings opposite south facing windows** • **positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light** • **integrating light shelves into the design** • **light coloured internal finishes**	Addressed
Objective 4A-3	**Architect Comment**
Design incorporates shading and glare control, particularly for warmer months	No Change from approved DA
Design guidance	
A number of the following design features are used: • **balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas** • **shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting** • **horizontal shading to north facing windows** • **vertical shading to east and particularly west facing windows** • **operable shading to allow adjustment and choice** • **high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)**	No Change from approved DA

Objective 4B-1	Architect Comment
All habitable rooms are naturally ventilated	All habitable rooms are naturally ventilated
Design guidance	
The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	Addressed
Depths of habitable rooms support natural ventilation	Addressed
The area of unobstructed window openings should be equal to at least 5% of the floor area served	Addressed
Light wells are not the primary air source for habitable rooms	Not applicable
Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • **adjustable windows with large effective openable areas** • **a variety of window types that provide safety and flexibility such as awnings and louvres** • **windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors**	Addressed
Objective 4B-2	**Architect Comment**
The layout and design of single aspect apartments maximises natural ventilation	The layout and design of single aspect apartments maximises natural ventilation
Design guidance	
Apartment depths are limited to maximise ventilation and airflow	Addressed
Natural ventilation to single aspect apartments is achieved with the following design solutions: • **primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation)** • **stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries** • **courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells**	Not applicable
Objective 4B-3	**Architect Comment**
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents
Design criteria	
At least 60% of apartments are naturally cross-ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be	Complies. 61% of apartments are naturally cross-ventilated.

<table>
<tr><td>cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</td><td></td></tr>
<tr><td>Design guidance</td><td></td></tr>
<tr><td>The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths</td><td>Addressed</td></tr>
<tr><td>In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side)</td><td>Addressed</td></tr>
<tr><td>Apartments are designed to minimise the number of corners, doors and rooms that might obstruct air flow</td><td>Addressed</td></tr>
<tr><td>Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and air flow</td><td>Addressed</td></tr>
<tr><td>Objective 4C-1</td><td>Architect Comment</td></tr>
<tr><td>Ceiling height achieves sufficient natural ventilation and daylight access</td><td>Ceiling height achieves sufficient natural ventilation and daylight access</td></tr>
<tr><td>Design Criteria</td><td></td></tr>
<tr><td>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>
</td><td>Complies</td></tr>
</table>

Design guidance	
Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	Complies
Objective 4C-2	**Architect Comment**
Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms
Design guidance	
A number of the following design solutions can be used: • **the hierarchy of rooms in an apartment is designed using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces** • **well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings** • **ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist**	Addressed
Objective 4C-3	**Architect Comment**
Ceiling heights contribute to the flexibility of building use over the life of the building	Not applicable
Design guidance	
Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses	Not applicable.
Objective 4D-1	**Architect Comment**
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	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: **Studio : 35 sqm** **1 bedroom : 50 sqm** **2 bedroom : 70 sqm** **3 bedroom : 90 sqm** **The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each** **A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each**	Complies

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	
Design guidance	
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	Addressed
A window should be visible from any point in a habitable room	Addressed
Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits.	Not applicable
Objective 4D-2	**Architect Comment**
Apartment layouts are designed to accommodate a variety of household activities and needs	Apartment layouts are designed to accommodate a variety of household activities and needs
Design criteria	
• **Habitable room depths are limited to a maximum of 2.5 x the ceiling height**	Addressed
• **In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window**	Addressed. The rear of kitchens is a maximum 8m from a window
Design guidance	
Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	Addressed
All living areas and bedrooms should be located on the external face of the building	Addressed
Where possible: • **bathrooms and laundries should have an external openable window** • **main living spaces should be oriented toward the primary outlook and aspect and away from noise sources**	Addressed
Objective 4D-3	**Architect Comment**
Apartment layouts are designed to accommodate a variety of household activities and needs	Apartment layouts are designed to accommodate a variety of household activities and needs
Design criteria	
Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space)	Complies

Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies
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**	Complies
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies
Design guidance	
• **Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas**	Addressed
• **All bedrooms allow a minimum length of 1.5m for robes**	Addressed
• **The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high**	Addressed
Apartment layouts allow flexibility over time, design solutions may include: **- dimensions that facilitate a variety of furniture arrangements and removal** **- spaces for a range of activities and privacy levels between different spaces within the apartment** **- dual master apartments** **- dual key apartments** **- room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1))** **- efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms**	Addressed
Objective 4E-1	**Architect Comment**
Apartments provide appropriately sized private open space and balconies to enhance residential amenity	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: **Studios : 4 sqm min. area** **1 bedroom : 8 sqm min area** **2m min depth** **2 bedroom : 10 sqm** **2m min depth** **3 bedrooms : 12 sqm**	Complies
For apartments at ground level or on a podium or	Not Relevant. Overall building design remains as

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	approved. No Change.
Design guidance	
Increased communal open space should be provided where the number or size of balconies are reduced	Not applicable
Storage areas on balconies is additional to the minimum balcony size	Not applicable
Balcony use may be limited in some proposals by: **• consistently high wind speeds at 10 storeys and above** **• close proximity to road, rail or other noise sources • exposure o significant levels of aircraft noise** **• heritage and adaptive reuse of existing buildings** **In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated**	Not applicable
Objective 4E-2	**Architect Comment**
Primary private open space and balconies are appropriately located to enhance liveability for residents	Primary private open space and balconies are appropriately located to enhance liveability for residents
Design guidance	
Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	Addressed
Private open spaces and balconies predominantly face north, east or west	Addressed
Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	Addressed
Objective 4E-3	**Architect Comment**
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building
Design guidance	
Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	Addressed. Partially solid balustrades provided.
Full width full height glass balustrades alone are	Addressed.

generally not desirable	
Projecting balconies should be integrated into the building design and the design of soffits considered	Not applicable.
Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	Addressed
Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	Not applicable
Downpipes and balcony drainage are integrated with the overall facade and building design	Addressed
Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	Addressed
Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	Addressed
Ceilings of apartments below terraces should be insulated to avoid heat loss	Addressed
Water and gas outlets should be provided for primary balconies and private open space	Addressed
Objective 4E-4	**Architect Comment**
Private open space and balcony design maximises safety	Private open space and balcony design maximises safety
Design guidance	
Changes in ground levels or landscaping are minimised	Addressed
Design and detailing of balconies avoids opportunities for climbing and falls	Addressed. Construction certificate to provide details.
Objective 4F-1	**Architect Comment**
Common circulation spaces achieve good amenity and properly service the number of apartments	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	Addressed.
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Not applicable
Design Guidance	
Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	Addressed
Daylight and natural ventilation should be provided to	Not Relevant. No Change from the Approved DA

all common circulation spaces that are above ground	
Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	Not Relevant. No Change from the Approved DA
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: **• a series of foyer areas with windows and spaces for seating** **• wider areas at apartment entry doors and varied ceiling heights**	Addressed
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	Addressed
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: **• sunlight and natural cross ventilation in apartments** **• access to ample daylight and natural ventilation in common circulation spaces** **• common areas for seating and gathering** **• generous corridors with greater than minimum ceiling heights** **• other innovative design solutions that provide high levels of amenity**	Addressed
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	Not applicable.
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	Not applicable.
Objective 4F-2	**Architect Comment**
Common circulation spaces promote safety and provide for social interaction between residents	Common circulation spaces promote safety and provide for social interaction between residents
Design Guidance	
Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	Addressed. Corridors are direct and legible.

Tight corners and spaces are avoided	Addressed
Circulation spaces should be well lit at night	Addressed
Legible signage should be provided for apartment numbers, common areas and general wayfinding	Addressed
Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	Lobbies are too small. Not necessary
In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space	No Change from the Approved DA
Where external galleries are provided, they are more open than closed above the balustrade along their length	Not Applicable.
Objective 4G-1	**Architect Comment**
Adequate, well designed storage is provided in each apartment	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: **Studios : 4 cu.m.** **1 bedroom : 6 cu.m.** **2 bedroom : 8 cu.m.** **3 bedroom : 10 cu.m.** **At least 50% of the required storage is to be located within the apartment**	Complies.
Design guidance	
Storage is accessible from either circulation or living areas	Addressed
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street	Addressed
Left over space such as under stairs is used for storage	Addressed
Objective 4G-2	**Architect Comment**
Additional storage is conveniently located, accessible and nominated for individual apartments	Additional storage is conveniently located, accessible and nominated for individual apartments
Design guidance	
Storage not located in apartments is secure and clearly allocated to specific apartments	Addressed
Storage is provided for larger and less frequently	Addressed

accessed items	
Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	Addressed
If communal storage rooms are provided they should be accessible from common circulation areas of the building	Not applicable
Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Addressed
Objective 4H-1	**Architect Comment**
Noise transfer is minimised through the siting of buildings and building layout	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses	Not Relevant. Overall building design remains as approved. No Change.
Window and door openings are generally orientated away from noise sources	Not Relevant. Overall building design remains as approved. No Change.
Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas	Not Relevant. Overall building design remains as approved. No Change.
Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources	Addressed
The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	Addressed
Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	Addressed
Objective 4H-2	**Architect Comment**
Noise impacts are mitigated with apartments through layout and acoustic treatments	Noise impacts are mitigated with apartments through layout and acoustic treatments
Design Guidance	
Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: **• rooms with similar noise requirements are grouped together** **• doors separate different use zones** **• wardrobes in bedrooms are co-located to act as sound buffers**	Addressed
Where physical separation cannot be achieved noise	Addressed.

conflicts are resolved using the following design solutions: • **double or acoustic glazing** • **acoustic seals** • **use of materials with low noise penetration properties** • **continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements**	Rooms adjacent to lift are not habitable. Space for increased acoustic treatment is allowed when lift is adjacent to habitable rooms.
Objective 4J-1	**Architect Comment**
In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Not Relevant. Overall building design remains as approved. No Change.
Objective 4J-2	**Architect Comment**
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Design solutions to mitigate noise include: • **limiting the number and size of openings facing noise sources** • **providing seals to prevent noise transfer through gaps** • **using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)** • **using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits**	Not Relevant. Overall building design remains as approved. No Change.
Objective 4K-1	**Architect Comment**
A range of apartment types and sizes is provided to cater for different household types now and into the future	A range of apartment types and sizes is provided to cater for different household types now and into the future
Design guidance	
The apartment mix is appropriate, taking into consideration: • **the distance to public transport, employment and education centres** • **the current market demands and projected future demographic trends** • **the demand for social and affordable housing** • **different cultural and socioeconomic groups**	The apartment mix is well balanced and presents: 22 x 1-bedrooms 80 x 2-bedrooms 20 x 3-bedrooms.
Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	Addressed
Objective 4K-2	
The apartment mix is distributed to suitable locations in the building	The apartment mix is distributed to suitable locations in the building
Design guidance	

Different apartment types are located to achieve successful facade composition and to optimise solar access	Addressed
Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	Addressed
Objective 4L-1	**Architect Comment**
Street frontage activity is maximised where ground floor apartments are located	Not applicable
Design guidance	
• **Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include:** • **elevation of private gardens and terraces above the street level by 1-1.5m** • **landscaping and private courtyards** • **window sill heights that minimise sight lines into apartments** • **integrating balustrades, safety bars or screens with the exterior design**	
• **Solar access should be maximised through:** **high ceilings and tall windows** **trees and shrubs that allow solar access in winter and shade in summer**	
Objective 4M-2	**Architect Comment**
Building functions are expressed by the facade	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Building entries should be clearly defined	Not Relevant. Overall building design remains as approved. No Change.
Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	Not Relevant. Overall building design remains as approved. No Change.
The apartment layout should be expressed externally through facade features such as party walls and floor slabs	Not Relevant. Overall building design remains as approved. No Change.
Objective 4N-1	**Architect Comment**
Roof treatments are integrated into the building design and positively respond to the street	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Roof design relates to the street. Design solutions may include: • **special roof features and strong corners** • **use of skillion or very low pitch hipped roofs** • **breaking down the massing of the roof by using smaller elements to avoid bulk** • **using materials or a pitched form complementary to adjacent buildings**	Not Relevant. Overall building design remains as approved. No Change.
Roof treatments should be integrated with the building	Not Relevant. Overall building design remains as

design. Design solutions may include: • **roof design proportionate to the overall building size, scale and form** • **roof materials compliment the building** • **service elements are integrated**	approved. No Change.
Objective 4N-2	**Architect Comment**
Opportunities to use roof space for residential accommodation and open space are maximised	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Habitable roof space should be provided with good levels of amenity. Design solutions may include: • **penthouse apartments** • **dormer or clerestory windows** • **openable skylights**	Not Relevant. Overall building design remains as approved. No Change.
Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	Not Relevant. Overall building design remains as approved. No Change.
Objective 4N-3	**Architect Comment**
Roof design incorporates sustainability features	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • **the roof lifts to the north** • **eaves and overhangs shade walls and windows from summer sun**	Not Relevant. Overall building design remains as approved. No Change.
Skylights and ventilation systems should be integrated into the roof design	Addressed.
Objective 4O-1	**Architect Comment**
Landscape design is viable and sustainable	Not Relevant. Landscape design remains as approved
Design guidance	
Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • **diverse and appropriate planting** • **bio-filtrationgardens** • **appropriately planted shading trees** • **areas for residents to plant vegetables and herbs** • **composting** • **green roofs or walls** **Ongoing maintenance plans should be prepared**	Not Relevant. Landscape design remains as approved
Microclimate is enhanced by: • **appropriately scaled trees near the eastern and western elevations for shade** • **a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter** • **shade structures such as pergolas for balconies and courtyards**	Not Relevant. Landscape design remains as approved
Tree and shrub selection considers size at maturity and	Not Relevant. Landscape design remains as approved

the potential for roots to compete	
Objective 4O-2	**Architect Comment**
Landscape design contributes to the streetscape and amenity	Not Relevant. Landscape design remains as approved
Design guidance	
Landscape design responds to the existing site conditions including: **• changes of levels** **• views** **• significant landscape features including trees and rock outcrops**	Not Relevant. Landscape design remains as approved
Significant landscape features should be protected by: **• tree protection zones** **• appropriate signage and fencing during construction**	Not applicable.
Plants selected should be endemic to the region and reflect the local ecology	Not Relevant. Landscape design remains as approved
Objective 4P-2	**Architect Comment**
Plant growth is optimised with appropriate selection and maintenance	Not Relevant. Landscape design remains as approved
Design guidance	
Plants are suited to site conditions, considerations include: **• drought and wind tolerance** **• seasonal changes in solar access** **• modified substrate depths for a diverse range of plants** **• plant longevity** **A landscape maintenance plan is prepared**	Not Relevant. Landscape design remains as approved
Irrigation and drainage systems respond to: **• changing site conditions** **• soil profile and the planting regime** **• whether rainwater, stormwater or recycled grey water is used**	Not relevant. Landscape design remains as approved. Stormwater drainage remains as approved.
Objective 4P-3	**Architect Comment**
Planting on structures contributes to the quality and amenity of communal and public open spaces	Not Relevant. No Change from the approved DA design
Design guidance	
Building design incorporates opportunities for planting on structures. Design solutions may include: **• green walls with specialised lighting for indoor green walls** **• wall design that incorporates planting** **• green roofs, particularly where roofs are visible from the public domain** **• planter boxes**	Not Relevant. No Change from the approved DA design
Objective 4Q-1	**Architect Comment**

Universal design features are included in apartment design to promote flexible housing for all community members	Complies
Design guidance	
Adaptable housing should be provided in accordance with the relevant council policy	Not Relevant. Adaptable apartments remain as approved. No Change. Refer to access consultant statement
Design solutions for adaptable apartments include: **• convenient access to communal and public areas** **• high level of solar access** **• minimal structural change and residential amenity loss when adapted** **• larger car parking spaces for accessibility** **• parking titled separately from apartments or shared car parking arrangements**	Addressed
Objective 4Q-3	**Architect Comment**
Apartment layouts are flexible and accommodate a range of lifestyle needs	Apartment layouts are flexible and accommodate a range of lifestyle needs
Design guidance	
Apartment design incorporates flexible design solutions which may include: **• rooms with multiple functions** **• dual master bedroom apartments with separate bathrooms** **• larger apartments with various living space options** **• open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom**	Addressed
Objective R-1	**Architect Comment**
New additions to existing buildings are contemporary and complementary and enhance an areas identity and sense of place	Not applicable
Design guidance	
Design solutions may include: **• new elements to align with the existing building** **• additions that complement the existing character, siting, scale, proportion, pattern, form and detailing** **• use of contemporary and complementary materials, finishes, textures and colours**	
Additions to heritage items should be clearly identifiable from the original building	
New additions allow for the interpretation and future evolution of the building	
Objective 4R-2	**Architect Comment**

Adapted buildings provide residential amenity while not precluding future adaptive re-use	Not applicable
Design guidance	
Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: **• generously sized voids in deeper buildings** **• alternative apartment types when orientation is poor** **• using additions to expand the existing building envelope**	
Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: **• where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access** **• alternatives to providing deep soil where less than the minimum requirement is currently available on the site** **• building and visual separation – subject to demonstrating alternative design approaches to achieving privacy** **• common circulation** **• car parking** **• alternative approaches to private open space and balconies**	
Objective 4S-1	**Architect Comment**
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Mixed use development should be concentrated around public transport and centres	Not Relevant. Overall building design remains as approved. No Change.
Mixed use developments positively contribute to the public domain. Design solutions may include: **• development addresses the street** **• active frontages are provided** **• diverse activities and uses** **• avoiding blank walls at the ground level** **• live/work apartments on the ground floor level, rather than commercial**	Not Relevant. Overall building design remains as approved. No Change.
Objective 4S-2	**Architect Comment**
Residential levels of the development are integrated	Not Relevant. Overall building design remains as

within the development and safety and amenity is maximised for residents	approved. No Change.
Design guidance	
Residential circulation areas should be clearly defined. Design solutions may include: **• residential entries are separated from commercial entries and directly accessible from the street** **• commercial service areas are separated from residential components** **• residential car parking and communal facilities are separated or secured** **• security at entries and safe pedestrian routes are provided** **• concealment opportunities are avoided**	Not Relevant. Overall building design remains as approved. No Change.
Landscaped communal open space should be provided at podium or roof levels	Not Relevant. Overall building design remains as approved. No Change.
Objective 4T-1	**Architect Comment**
Awnings are well located and complement and integrate with the building design	Not Relevant. Overall building design remains as approved. No Change.
Design guidance	
Awnings should be located along streets with high pedestrian activity and active frontages	Not Relevant. Overall building design remains as approved. No Change.
A number of the following design solutions are used: **• continuous awnings are maintained and provided in areas with an existing pattern** **• height, depth, material and form complements the existing street character** **• protection from the sun and rain is provided** **• awnings are wrapped around the secondary frontages of corner sites** **• awnings are retractable in areas without an established pattern**	
Awnings should be located over building entries for building address and public domain amenity	
Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	
Gutters and down pipes should be integrated and concealed	
Lighting under awnings should be provided for pedestrian safety	
Objective 4T-2	**Architect Comment**
Signage responds to the context and desired	Not Relevant. Overall building design remains as

streetscape character	approved. No Change.
Design guidance	
Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	Not Relevant. Overall building design remains as approved. No Change.
Legible and discrete way finding should be provided for larger developments	Not Relevant. Overall building design remains as approved. No Change.
Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	Not Relevant. Overall building design remains as approved. No Change.
Objective 4U-1	**Architect Comment**
Development incorporates passive environmental design	Development incorporates passive environmental design
Design guidance	
Adequate natural light is provided to habitable rooms **Well located, screened outdoor areas should be provided for clothes drying**	Addressed Addressed
Objective 4U-2	**Architect Comment**
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer
Design guidance	
A number of the following design solutions are used: • **the use of smart glass or other technologies on north and west elevations** • **thermal mass in the floors and walls of north facing rooms is maximised** • **polished concrete floors, tiles or timber rather than carpet** • **insulated roofs, walls and floors and seals on window and door openings** • **overhangs and shading devices such as awnings, blinds and screens** •	Perforated vertical screens contribute to solar control of apartments on North, East and West facades. Apartment balconies are sufficiently set back to mitigate solar load to balcony glass doors and windows. Vegetation contributes to sun control in warmer months with the planting of deciduous trees The roof is insulated.
Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	Centralised heating and cooling infrastructure not appropriate for nature and use of building.
Objective 4U-3	**Architect Comment**
Adequate natural ventilation minimises the need for mechanical ventilation	The natural ventilation performance exceeds the minimum requirement.
A number of the following design solutions are used: • **rooms with similar usage are grouped together** • **natural cross ventilation for apartments is optimised** • **natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible**	Addressed.
Objective 4V-1	**Architect Comment**
Potable water is minimised	Potable water is minimised

Design guidance	
Water efficient fittings, appliances and wastewater reuse should be incorporated	Please refer to the BASIX report.
Apartments should be individually metered	Please refer to the BASIX report.
Rainwater should be collected, stored and reused on site	Please refer to the BASIX report.
Drought tolerant, low water use plants should be used within landscaped areas	Please refer to the BASIX report.
Objective 4V-2	**Architect Comment**
Urban stormwater is treated on site before being discharged to receiving waters	Not Relevant. No Change from the approved DA
Design guidance	
Water sensitive urban design systems are designed by a suitably qualified professional	Not Relevant. No Change from the approved DA
A number of the following design solutions are used: • **runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation** • **porous and open paving materials is maximised** • **on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits**	Not Relevant. No Change from the approved DA
Objective 4V-3	**Architect Comment**
Flood management systems are integrated into site design	Not Relevant. No Change from the approved DA
Design guidance	
Detention tanks should be located under paved areas, driveways or in basement car parks	Not Relevant. No Change from the approved DA
On large sites parks or open spaces are designed to provide temporary on site detention basins	Not Relevant. No Change from the approved DA
Objective 4W-1	**Architect Comment**
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Not Relevant. No Change from the approved DA
Design guidance	
All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling	Addressed
Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	Not Relevant. No Change from the approved DA
For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	Not Relevant. No Change from the approved DA
Alternative waste disposal methods such as composting should be provided	Not applicable
Objective 4X-1	**Architect Comment**
Building design detailing provides protection from	Not Relevant. No Change from the approved DA

weathering	
Design guidance	
A number of the following design solutions are used: **• roof overhangs to protect walls** **• hoods over windows and doors to protect openings** **• detailing horizontal edges with drip lines to avoid staining of surfaces** **• methods to eliminate or reduce planter box leaching** **• appropriate design and material selection for hostile locations**	Not Relevant. No Change from the approved DA
Objective 4X-2	**Architect Comment**
Systems and access enable ease of maintenance	Not Relevant. No Change from the approved DA
Design guidance	
Window design enables cleaning from the inside of the building	Not Relevant. No Change from the approved DA
Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade	Not Relevant. No Change from the approved DA
Design solutions do not require external scaffolding for maintenance access	Not Relevant. No Change from the approved DA
Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	Not Relevant. No Change from the approved DA
Centralised maintenance, services and storage should be provided for communal open space areas within the building	Not Relevant. No Change from the approved DA
Objective 4X-3	**Architect Comment**
Material selection reduces ongoing maintenance costs	Material selection remains as per approved DA
Design guidance	
A number of the following design solutions are used: **• sensors to control artificial lighting in common circulation and spaces** **• natural materials that weather well and improve with time such as face brickwork** **• easily cleaned surfaces that are graffiti resistant** **• robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors**	Not Relevant. No Change from the approved DA