NOMINATED ARCHITECT
AMIT JULKA / 10002
RIDO PIN / 11286

SEPP 65 COMPLIANCE TABLE
Job Name: 711 Hunter St, Newcastle West, NSW 2302
Date: 3/11/22

File No 20623

Prepared for:
Hunter Street JV Unit Trust
ABN 38 403 806 644

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SEPP 65 COMPLIANCE TABLE			
3A SITE ANALYSIS			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3A-1	Site Analysis illustrates that design decisions have been based upon the opportunities and constraints of the site.	The design responds carefully to the orientation of the site, its context and adjacent urban form to optimize amenity for the buildings and surroundings.	Yes

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SEPP 65 COMPLIANCE TABLE			
3B SITE ORIENTATION			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	The two towers as well as podium are orientated to optimize solar access to the apartments as well as allow sunlight to get to the public domain.	Yes
3B-2	Overshadowing of neighbouring properties is minimised during mid winter	The build form of the podium and orientation of towers carefully considers the overshadowing ensuring in mid-winter particularly National Park Street receives solar access until midday. The majority of overshadowing is over the existing King Street to the south.	Yes

SEPP 65 COMPLIANCE TABLE			
3C PUBLIC DOMAIN INTERFACE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3C-1	Transition between private and public domain is achieved without compromising safety and security	The ground plane is occupied by business and retail areas which help to activate the public domain. There are no private apartments located at this level to ensure that this level can fully engage with the public character within the part of the city.	Yes
3C-2	Amenity of the public domain is retained and enhanced	The proposal expands the public domain into the site. The central plaza creates a generous giveback and amenity to the public domain. The retail line along the perimeter of the site is pulled back to provide further relief from the street and allow for the height transition to meet flood mitigation requirements.	Yes

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SEPP 65 COMPLIANCE TABLE			
3D COMMUNAL AND PUBLIC OPEN SPACE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3D-1	An adequate area of communal open space is provided to enhance residential amenity and provide opportunities for landscaping	The two residential towers are supported by generous communal landscape areas over the podium of the building. The space provides gardens, active uses and terraces with great amenity to support the community, including spaces which are protected from the weather adjacent to the towers. There is an additional landscape terrace located on Level 17 which enjoys views towards the river and has great solar amenity. Stage 1 residents will benefit from the combined areas on levels 5 & 17 of 912sqm of communal open space, reaching 36% of the Stage 1 site area. Once Stage 2 is completed, the total communal open space all residents will be able to enjoy will be 1,457sqm, which equates to almost 31% of the combined site area, more generous than the 25% recommended by the SEPP 65 ADG. Refer to architectural drawings PLA-DA-S1-5200 COMMUNAL OPEN SPACE DIAGRAM PLA-DA-S2-5200 COMMUNAL OPEN SPACE DIAGRAM	Yes
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Detailed consideration has been given to the design of the central plaza which provides the forecourt for the two lobbies as well as the communal landscaped gardens over the podium. They provide for various activities and uses to support the community. These include active and passive spaces, gardens, veggie gardens, dog parks and BBQ settings. Refer to Landscape Architect's details	Yes
3D-3	Communal open space is designed to maximise safety	The communal open space on podium level is accessible to residents only. The apartments will provide passive surveillance to the communal open space on top of the podium. The landscape design creates a clear level of circulation and visibility to avoid safety issues. Refer to Landscape Architect's detail.	Yes

SEPP 65 COMPLIANCE TABLE			
3D COMMUNAL AND PUBLIC OPEN SPACE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	The central plaza and visibility through the ground plane carefully considers the southern park, the heritage items and the new development across the road to provide relieve on the ground plane and enhance the permeability of the site.	Yes

SEPP 65 COMPLIANCE TABLE			
3E DEEP SOIL ZONES			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3E-1	Deep soil zones allow for and support healthy plant growth. Min. deep soil zones <650sqm No min. dimensions 7% site area 650 – 1500 3m min dimension 7% site area ≥ 1500 6m min dimension 7% site area	The development has no basement and as a result has generous deep soil within the plaza created allowing for mature trees to grow and animate this space. There is also generous podium landscaping over the podium with sufficient soil depths to achieve the landscape concept proposed. Refer to Landscape Architect's details.	Yes

SEPP 65 COMPLIANCE TABLE			
3F VISUAL PRIVACY			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3F-1	Adequate building separation distances are shared equitably between neighbouring sites to achieve reasonable levels of external and internal visual privacy	The northern tower carefully considers the adjacent commercial building by positioning the core along the western edge and designing the apartment in such a way that there are no visual privacy issues between these buildings. Apart from the commercial building to the west there are no immediate	Yes

SEPP 65 COMPLIANCE TABLE			
3F VISUAL PRIVACY			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
	Height / Habitable rooms /balconies / Non-habitable rooms Up to 12m / 6m / 3m Up to 25m / 9m / 4.5m >25m / 12m / 6m	context which will compromise the amenity of the buildings. The shape and orientation of the buildings will ensure strong shared amenity between the two towers and maximize views towards both the rivers as well as the ocean towards the south east. Refer to architectural drawings PLA-DA-S1-0400 PROPOSED SITE PLAN PLA-DA-S2-0400 PROPOSED SITE PLAN	
3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views between habitable rooms and private open space.	The proposed façade design incorporates screens along the western façade to manage the harsh western sun on the facades. The screens also manage the wind impact on some of the corner balconies. The screens to the northern towers also assist with the privacy for residents in the lower section towards the commercial building. The screens are carefully positioned to maintain views from within and the proposed perforation will still allow for a form of visibility through from within the apartments.	Yes

SEPP 65 COMPLIANCE TABLE			
3G PEDESTRIAN ACCESS AND ENTRIES			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3G-1	Building entries and pedestrian access connects to and addresses the public domain	There are two distinct lobbies which are accessed from the generous central plaza created. The plaza becomes the forecourt to these lobbies and will help create the sense of address and activate the space.	Yes
3G-2	Access, entries and pathways are accessible and easy to identify	The central plaza combined with the generous welcoming gesture of the podium build form naturally draws people into the site and will draw them to the two lobby entries which are orientated towards this space. The brick ground façade expression which frames the business and retail spaces sculpts	Yes

SEPP 65 COMPLIANCE TABLE			
3G PEDESTRIAN ACCESS AND ENTRIES			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
		and frames the residential lobbies, providing relieve to clearly identify the lobbies within these facades.	
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	The central plaza allows for the pedestrian movement through the heart of the site towards the park creating a through site link. The visual relationship from National Park Street through the undercroft towards the western Army Drill Hall will further assist in creating permeability within the site.	Yes

SEPP 65 COMPLIANCE TABLE			
3H VEHICLE ACCESS			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3H-1	Vehicle access points are designed to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The ground plane has been designed to separate traffic movement from pedestrian movement. The servicing and carpark access is proposed along the western perimeter of the site within a clearly marked road to ensure the eastern more public aspect of the site is clear from any vehicles allowing the public domain to benefit from and focus on the activation of the public domain.	Yes

SEPP 65 COMPLIANCE TABLE			
3J BICYCLE AND CAR PARKING			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3J-1	Car parking is provided based on proximity to public transport in New Castle and centres in regional areas	Car parking has been designed to the Newcastle DCP as per the requirements for inner city developments.	Yes

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SEPP 65 COMPLIANCE TABLE			
3J BICYCLE AND CAR PARKING			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
3J-2	Parking and facilities are provided for other modes of transport	Motorcycle and bicycle parking is available within the building to DCP requirements. EOT facilities are located at the ground floor in easily accessible location with a high quality fit out to encourage its use	Yes
3J-3	Car park design and access is safe and secure	Security systems will be provided along with secure shutter at the entry of the carpark. Commercial and residential carparking are separated. Light spill is mitigated via solid barriers at the building edges, blocking direct glare from car headlights.	Yes
3J-4	Visual and environmental impacts of underground car parking are minimised	The proposal has no basement carparking, but is positioned within the podium of the building. The key corners of the podium carpark are sleeved by commercial, retail and residential uses to ensure these highly visual corners are activated towards the public domain. Access to the carpark is from the back of the site to minimize the visibility of this entry point towards the public domain and perimeter of the site.	Yes
3J-5	Visual and environmental impacts of on-grade car parking are minimised	Not applicable. No basement or on grade parking are proposed.	N/A
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	As above. All proposed car parking are above ground	Yes

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SEPP 65 COMPLIANCE TABLE			
4A SOLAR AND DAYLIGHT ACCESS			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4A-1	Optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	The overall development meets the required solar access by carefully positioning and orientating the build form and apartments within the optimize the amenity of the apartments both towards natural light and the views towards the context.	Yes
	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	Refer to architectural drawings PLA-DA-S1-4200 series SOLAR AMENITY DIAGRAMS PLA-DA-S2-4200 series SOLAR AMENITY DIAGRAMS Stage 1 121/136 89% achieve compliance Stage 2 79/122 65% achieve compliance **Combined 200/258 78% achieve compliance** As Stage 1 is constructed and occupied before Stage 2 completion, it will achieve more than required when considered on its own. As the combined development is completed after construction of Stage 2, the units considered in total achieve compliance.	Yes
	A max. of 15% receive no sun in mid-winter	Refer to architectural drawings PLA-DA-S1-4200 series SOLAR AMENITY DIAGRAMS PLA-DA-S2-4200 series SOLAR AMENITY DIAGRAMS Stage 1 7/136 units 5% receive no sun in mid-winter Stage 2 31/122 units 25.4% receive no sun in mid-winter **Combined 38/258 14.7% receive no sun in mid-winter** As Stage 1 is constructed and occupied before Stage 2 completion, it will achieve overcompliance when considered on its own. As the combined development is completed after construction of Stage 2, the units considered in total achieve compliance.	Yes

SEPP 65 COMPLIANCE TABLE			
4A SOLAR AND DAYLIGHT ACCESS			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4A-2	Daylight access is maximised where sunlight is limited	The two residential buildings are generally compact in size. The positioning of the cores and orientation of the apartments ensures that all apartments have access to sunlight.	Yes
4A-3	Design incorporates shading and glare control, particularly for warmer months	North-East facing windows are recessed into the façade to provide overhangs for solar control. Western screens are incorporated to minimise the effect of glare during warmer months.	Yes

SEPP 65 COMPLIANCE TABLE			
4B NATURAL VENTILATION			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4B-1	All habitable rooms are naturally ventilated	All habitable rooms are naturally ventilated with careful consideration of window placement to optimize natural ventilation.	Yes
4B-2	The layout and design of single aspect apartments maximises natural ventilation	Complies	Yes
4B-3	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building / or up to 25m from ngl. 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.	The compact natural of the buildings ensures that the buildings comfortably meet this objective. Refer to architectural drawings for the first nine storeys of the buildings PLA-DA-S1-4300 series CROSS VENTILATION DIAGRAMS PLA-DA-S2-4300 series CROSS VENTILATION DIAGRAMS Stage 1 18/28 units 64% achieve natural cross ventilation Stage 2 20/34 units 58% achieve natural cross ventilation **Combined 38/62 units 61.3% achieve natural cross ventilation**	Yes

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SEPP 65 COMPLIANCE TABLE			
4B NATURAL VENTILATION			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
		As Stage 1 is constructed and occupied before Stage 2 completion, it will achieve more than required when considered on its own. As the combined development is completed after construction of Stage 2, the units considered in total achieve compliance.	

SEPP 65 COMPLIANCE TABLE			
4C CEILING HEIGHTS			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access. Min height of – Habitable rooms 2.7m Non habitable rooms 2.4m Two storey apartments 2.7m for main living floor 2.4m for second floor (max. 50% area) Attic spaces 1.8m at edge of room 30º ceiling slope	All habitable rooms have ceiling heights of ≥ 2.7m All non-habitable rooms have ceiling heights of ≥ 2.4m	Yes
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Proposal has adequate floor to ceiling heights and FTF have been designed at 3.2m to allow for sufficient ceiling heights throughout.	Yes

SEPP 65 COMPLIANCE TABLE			
4C CEILING HEIGHTS			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4C-3	Ceiling height contributed to flexibility of building use over the life of the building	Ceiling heights comply. See above.	Yes

SEPP 65 COMPLIANCE TABLE			
4D APARTMENT SIZE AND LAYOUT			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4D-1	Layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Layouts of rooms are functional, provide a high standard of amenity and have considered the sequence of space and aspect to views.	Yes
	Min. areas Studio 35sqm 1 bed 50sqm 2 bed 70sqm 3 bed 90sqm 4 bed 90sqm +12sqm	All apartments meet the minimum sizes as required.	Yes
	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.	All habitable rooms have ample operable windows in excess of the 10% minimum requirement.	Yes
4D-2	Environmental performance of the apartment is maximised	The apartments, consideration of glazing vs solid and amenity have been assessed and design to ensure optimal environmental performance is achieved.	Yes
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	All rooms are carefully balanced in proportion and consider their relationship to the façade and ability to benefit from ventilation, light and views.	Yes

SEPP 65 COMPLIANCE TABLE			
4D APARTMENT SIZE AND LAYOUT			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
	In open plan layouts the maximum habitable room depth is 8m from a window	Complies	Yes
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs	Complies	Yes
	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobes)	Complies	Yes
	Bedrooms have a minimum dimension of 3m (excluding robes)	Complies	Yes
	Living rooms or open plan living have min width of 3.6m for studios/1beds 4m for 2/3beds	Complies	Yes

SEPP 65 COMPLIANCE TABLE			
4E PRIVATE OPEN SPACE AND BALCONIES			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	All dwellings have generous private outdoor spaces in the form of courtyards at the podium levels and balconies for the apartments in the towers.	Yes
	Primary balconies Studio 4sqm 1 bed 8sqm 2m min depth	Complies. All balconies are sized to optimize the relationship with the internal living spaces and functional usability.	Yes

SEPP 65 COMPLIANCE TABLE			
4E PRIVATE OPEN SPACE AND BALCONIES			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
	2 bed 10sqm 2m min depth 3+ bed 12sqm 2.4m min depth		
	Apartments at ground level or on podium have a private open space instead of a balcony. Minimum area is 15sqm and minimum depth is 3m	Complies.	Yes
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	All balconies are designed to form an integral part of the overall architectural expression. The balconies help to provide visual relieve and express the general orientation and openness towards the solar access and views toward the ocean and river.	Yes
4E-4	Private open space and balcony design maximises safety	All balconies to be designed and constructed in accordance with the BCA and consider wind impact and orientation.	Yes

SEPP 65 COMPLIANCE TABLE			
4F COMMON CIRCULATION AND SPACSE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments	The buildings are compact in size and have relatively short corridors with good access to natural light close to the lift lobbies.	Yes
	Maximum number of apartments off a circulation core on a single level is 8	Complies.	Yes

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SEPP 65 COMPLIANCE TABLE			
4F COMMON CIRCULATION AND SPACSE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4F-2	Common circulation spaces promote safety and provide for social interaction between residents	The compact circulation spaces and lobbies provide a sensible meeting space at the waiting area next to the lifts supported with natural light.	Yes

SEPP 65 COMPLIANCE TABLE			
4G STORAGE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4G-1	Adequate, well designed storage is provided in each apartment	All apartments are provided with storage external to kitchens and bedrooms, and will also have access to storage areas within the carpark space.	Yes
	Studios $4m^3$ 1 bed $6m^3$ 2 bed $8m^3$ 3+ bed $10m^3$	Complies	Yes
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	Complies	Yes

SEPP 65 COMPLIANCE TABLE			
4H ACOUSTIC PRIVACY			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4H-1	Noise transfer is minimised through the siting of buildings and building layout	The apartments are generally located in the towers above the podium and are setback from the street ensuring there is less impact of noise from the streets and immediate context.	Yes

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SEPP 65 COMPLIANCE TABLE			
4H ACOUSTIC PRIVACY			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	All separating construction to be in accordance with the BCA	Yes

SEPP 65 COMPLIANCE TABLE			
4J NOISE AND POLLUTION			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through careful siting and layout of buildings	The positioning and orientation of the towers over the podium help to reduce the impact of the immediate surroundings to the apartments and amenity.	Yes
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Complies	Yes

SEPP 65 COMPLIANCE TABLE			
4K APARTMENT MIX			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	The proposal contains a mix of one, two, three, four and adaptable bedroom/living layouts of varying configurations and amenity.	Yes

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SEPP 65 COMPLIANCE TABLE			
4K APARTMENT MIX			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4K-2	The apartment mix is distributed to suitable locations within the building.	Complies.	Yes

SEPP 65 COMPLIANCE TABLE			
4L GROUND FLOOR APARTMENTS			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4L-1	Street frontage activity is maximised where ground floor apartments are located.	Not applicable – no ground floor apartments	Yes
4L-2	Design of ground floor apartments delivers amenity and safety for residents	Not applicable – no ground floor apartments	Yes

SEPP 65 COMPLIANCE TABLE			
4M FACADES			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	The build form and façade expression and proposed sculptural layering carefully considers context scale and form. The form and materiality responds to both heritage and design for country and celebrates the public domain.	Yes
4M-2	Building functions are expressed by the façade	The facades express the uses within while considering the overall expression of the building. The horizontal layering of the building creates a sense of consistency to generate the overall architectural urban gesture. The detail of façade rhythm depth and balance particularly in the podium seamlessly transitions between the different uses behind.	Yes

SEPP 65 COMPLIANCE TABLE			
4N ROOF DESIGN			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4N-1	Roof treatments are integrated into the building design and respond positively to the street.	The communal roof gardens over the podium provide a rich and dynamic environment when looking down from the two towers. The landscape is integrated within façade layering to conceptually connect to the adjacent park and nature.	Yes
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	The podium roof and level 17 are used for community space and provide residential amenity. The podium roof includes a range of apartments with generous garden terraces.	Yes
4N-3	Roof design incorporates sustainability features	The communal roof and landscape design forms part of the overall sustainability agenda assisting with amenity, reduction of heat load and reflection. The tower roofs include solar cells to support the energy needs of the building, as well as rainwater harvesting to be reused in the irrigation of the proposed landscaping.	Yes

SEPP 65 COMPLIANCE TABLE			
4O LANDSCAPE DESIGN			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4O-1	Landscape design is viable and sustainable	The landscape design and species selection make intelligent use of native species for all garden spaces. Refer to landscape Architects details.	Yes
4O-2	Landscape design contributes to the streetscape and amenity	Street trees and public landscaping has been selected and designed by the landscape Architect to contribute to the streetscape and in consideration of the proposed central plaza, deep soil and principles of Design for Country. Refer to landscape Architects details.	Yes

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SEPP 65 COMPLIANCE TABLE			
4P GROUND FLOOR APARTMENTS			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4P-1	Appropriate soil profiles are provided	Landscape details have been selected by the Landscape Architect to suit the site conditions and take advantage from the deep soil opportunities within the central plaza. Refer to landscape Architects details.	Yes
4P-2	Plant growth is optimised with appropriate selection and maintenance	Plants have been selected by the Landscape Architect to suit the site conditions. Refer to landscape Architects details.	Yes
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Sufficient soil depth and structure has been provided in all landscaped areas which are coordinated with structure and architecture.	Yes

SEPP 65 COMPLIANCE TABLE			
4Q UNIVERSAL DESIGN			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	Silver level adaptable dwellings are provided to allow choices for people with disabilities, in excess of the minimum stipulated by the ADG Refer to access report and architectural drawings PLA-DA-S1-1100 series GENERAL FLOOR PLANS* PLA-DA-S2-1100 series GENERAL FLOOR PLANS* *Livable units are indicated with a letter 'L' Stage 1 28/136 units 20.4% of units are livable at silver level Stage 2 36/122 units 29.5% of units are livable at silver level **Combined 64/258 units 24.7% of units are livable at silver level**	Yes

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SEPP 65 COMPLIANCE TABLE			
4Q UNIVERSAL DESIGN			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4Q-2	A variety of apartments with adaptable designs are provided	A good mix of apartment types are provided, with many atypical units that respond to the site's particular opportunities Refer to access report and architectural drawings PLA-DA-S1-1100 series GENERAL FLOOR PLANS** PLA-DA-S2-1100 series GENERAL FLOOR PLANS** PLA-DA-S1-6000 series ADAPTABLE UNITS PLA-DA-S2-6000 series ADAPTABLE UNITS **Adaptable units are indicated with a letter 'A' Stage 1 14/136 units 10.2% of units are adaptable Stage 2 13/122 units 10.7% of units are adaptable **Combined 27/258 units 10.4% of units are adaptable**	Yes
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	Yes

SEPP 65 COMPLIANCE TABLE			
4R ADAPTIVE REUSE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4R-1	New additions to existing buildings are contemporary and complementary and enhance an areas identity and sense of place	Not applicable	Yes
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not applicable	Yes

SEPP 65 COMPLIANCE TABLE			
4S MIXED USE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Ground floor business and retail support the ground plane and the plaza and permeability support pedestrian movement.	Yes
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Complies	Yes

SEPP 65 COMPLIANCE TABLE			
4T AWNINGS AND SIGNAGE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4T-1	Awnings are well located and complement and integrate with building design	Various street awnings are positioned to respond to the need for wind mitigation and are integrated within the architecture.	Yes
4T-2	Signage responds to the context and desired streetscape character	Signage has been incorporated into the building ground floor to indicate business and retail uses.	Yes

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SEPP 65 COMPLIANCE TABLE			
4U ENERGY EFFICIENCY			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4U-1	Development incorporates passive environmental design	Beyond compliance with BASIX's numerical standards, the site planning and building design maximise the benefits of passive solar design to the dwellings by positioning of balconies, glazing and screening.	Yes
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	As above.	Yes
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	Complies	Yes

SEPP 65 COMPLIANCE TABLE			
4V WATER MANAGEMENT AND CONSERVATION			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4V-1	Potable water use is minimised	Water efficient appliances and tapware will be installed in compliance with the BASIX assessment.	Yes
4V-2	Urban stormwater is treated on site before being discharged to receiving waters	In accordance with DCP	Yes
4V-3	Flood management systems are integrated into site design	In accordance with DCP	Yes

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Plus Architecture Pty Ltd
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SEPP 65 COMPLIANCE TABLE			
4W WASTE MANAGEMENT			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage and services are located along the back of the site and are not visible from the primary frontages of the site.	Yes
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Garbage rooms are provided and separate chutes allow for separation of domestic waste. Separate residential waste and retail waste rooms are provided.	Yes

SEPP 65 COMPLIANCE TABLE			
4X BUILDING MAINTENANCE			
OBJECTIVE	SUMMARY	ACTIONS	Compliance
4X-1	Building design detail provides protection from weathering	Robust and durable materials have been specified and clear constructability strategies have informed the design resolution.	Yes
4X-2	Systems and access enable ease of maintenance	The proposed façade systems, windows and materiality considers maintenance, servicing and accessibility.	Yes
4X-3	Material selection reduces ongoing maintenance costs	Robust and durable materials have been specified.	Yes

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The project will create a high quality residential environment for future residents, with very good amenity well above ADG requirements.

Rido Pin
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