State Environmental Planning Policy (Housing) 2021

Chapter 3: Diverse Housing - Part 5 housing for seniors and people with a disability

The propose development is for seniors housing and therefore the provisions of Part 5 apply. The provisions applicable to the proposal are assessed below

Section 85 - Development standards for hostels and independent living units

Section 85 provides that development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4. An assessment against Schedule 4 is provided in **Table 1** below.

An Access Report prepared by Purple Apple Access, Reference no. PAA_23473, Revision 2 dated 1 July 2024 was submitted with the application and includes an assessment of the proposal against the requirements of Schedule 4. The report confirms compliance with requirements. A condition of consent has been recommended requiring the requirements of Schedule 4 be complied with.

Table 1: Assessment against Chapter 3, Schedule 4 of the Housing SEPP

Part 1 Standards applying to hostels and independent living units	
Development Standard	**Assessment**
1 Application of standards in this Part The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.	The proposed development consists of independent living units and therefore the provisions of Schedule 4 apply.
2 Siting Standards (1) **Wheelchair access** If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10— (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and	An Access Report was prepared for the proposed development by Purple Apple Access, Reference no. PAA_23473, Revision 2 dated 1 July 2024. The report found that the site has an overall gradient less than 1:10 and therefore Section (1) applies. The report confirmed that all of the dwellings on the site are accessible to people with disabilities via the pedestrian network throughout the site. In addition, each dwelling has direct access to the internal roadway and pedestrian footpath which enables access to the club house and common garden.

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(b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. (3) **Common areas** Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	
3 Letterboxes (a) must be located on a hard standing area, and (b) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling, and (c) must be lockable by a lock that faces a wheelchair accessible path. (2) If a structure contains multiple letterboxes, the structure must be in a prominent location. (3) At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).	The letter boxes are located centrally adjacent the clubhouse, are located on a hard stand surface, and are lockable. The letterboxes are wheelchair accessible via the internal pathways. Access to the letterboxes is connected directly to the street entry pathway.
4 Car Parking (1) If parking spaces attached to or integrated with a class 1 building under the *Building Code of Australia* are provided for use by occupants who are seniors or people with a disability, at least 1 parking space must— (a) be at least 3.2m wide, and (b) be at least 2.5m high, and	Each of the dwellings includes a double garage to cater to the parking needs of the residents which comply with the requirements of (1). The three apartment buildings each include basement car parks. The Access Report prepared for the proposed development by Purple Apple Access confirms that the proposal is compliant with (2) as follows:

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(c) have a level surface with a maximum gradient of 1:40 in any direction, and (d) be capable of being widened to 3.8m without requiring structural modifications to a building. (2) If parking spaces associated with a class 1, 2 or 3 building under the *Building Code of Australia* are provided in a common area for use by occupants who are seniors or people with a disability, the following applies— (c) for a group of 8 or more parking spaces— (i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and (ii) at least 50% of the parking spaces must— (A) comply with AS/NZS 2890.6, or (B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.	<u>Building 1</u> - 64 residential spaces are provided, 10 of which are compliant with AS2890.6 (15%) and 32 (50%) are at least 3.2m wide. <u>Building 2</u> - 63 residential spaces are provided, 11 of which are compliant with AS2890.6 (15%) and 32 (50%) are at least 3.2m wide. <u>Building 3</u> - 49 residential spaces are provided, 8 of which are compliant with AS2890.6 (15%) and 25 (50%) are at least 3.2m wide.
5 Accessible entry Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	The Access Report confirmed that each entry door meets the required weather protection, gradient, wheelchair manoeuvrability, door circulation area and that a level transition is achievable. The door hardware was recommended to be implemented throughout detailed design, which has been incorporated in the recommended conditions of consent.
6 Interior: general (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.	All corridors within the dwellings meet the required width of 1000mm minimum. Doorways achieve the required circulation areas for the main (accessible) bedroom and bathroom areas.

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(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.	
7 Bedroom At least one bedroom within each dwelling must have— (a) an area sufficient to accommodate a wardrobe and a bed sized as follows— (i) in the case of a dwelling in a hostel—a single-size bed, or (ii) in the case of an independent living unit—a queen-size bed, and (b) a clear area for the bed of at least— (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed. (c) 2 double general power outlets on the wall where the head of the bed is likely to be. (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.	The main bedroom within each unit is provided with a robe and adequate circulation areas around the bed. The remainder of the design is achievable and can be included in the detailed design.
8 Bathroom (1) At least one bathroom in a dwelling must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The bathroom must have the following— (a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,	The Access Report concluded that the bathroom configuration within each of the units is capable of meeting the requirements of an accessible bathroom including shower and washbasin circulation areas and therefore compliant with the SEPP. It was noted that the other requirement can be addressed at detail design stage.

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(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines, (c) a shower that— (i) is accessible without a shower-hob or step, and (ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and (iii) is in the corner of a room, and (iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1, (d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux, (e) a double general power outlet in an accessible location, in accordance with AS 1428.1. (3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.	
9 Toilet A dwelling must have at least one toilet on the ground (or main) floor and be a toilet that complies with the requirements for sanitary facilities of AS 1428.1.	The Access Report confirms each unit has one toilet on the main floor and complies with the relevant requirements of AS 1428.1.
10 Surfaces of balconies and external paved areas Balconies and external paved areas must have slip-resistant surfaces.	Suitable, subject to conditions requiring compliance at detailed design stage.

Part 1 Standards applying to hostels and independent living units	
11 Door hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Suitable, subject to conditions requiring compliance at detailed design stage.
12 Switches and power points Switches and power points must be provided in accordance with AS 4299.	Suitable, subject to conditions requiring compliance at detailed design stage.
13 Private passenger lifts (1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling. (2) The private passenger lift must— (a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and (b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the main area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and (c) have controls that comply with— (i) AS 1735.12:2020*, Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities*, published on 26 June 2020, or (ii) AS 1735.15:2021*, Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Vertical lifting platforms intended for use by persons with impaired mobility*, published on 23 July 2021. (3) The width of the door opening of the private passenger lift must be at least 900mm.	N/A private passenger lifts are not proposed.

Part 1 Standards applying to hostels and independent living units	
(4) The private passenger lift must not be a stairway platform lift.	
Part 2 Additional standard for independent living units	
14 Application of standards in this Part The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.	This part applies given the proposal is for independent living units.
15 Bedroom At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on— (a) the same floor as the entry to the unit, or (b) a floor serviced by a private passenger lift accessible only from inside the unit.	At least one bedroom in an independent living unit that complies with this schedule is located on the ground floor of the same floor as entry to the unit.
16 Living room and dining room (1) A living room in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The living room must have— (a) a circulation space that— (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet.	The proposed living rooms are located on the same floor as entry to each dwelling. The Access Report confirms that the living areas are of a sufficient area to satisfy SEPP requirements for circulation spaces within a living room. The requirement for telephone outlet, general purpose outlet can be implemented during detailed design through conditions.

Part 1 Standards applying to hostels and independent living units	
17 Main area of private open space The main area of private open space for an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	The principle private open space for each unit is located on the same floor as entry to the unit.
18 Kitchen A kitchen in an independent living unit must be located on the same floor as the entry to the dwelling, or a floor serviced by a private passenger lift accessible only from inside the dwelling. Circulations, fittings and cupboards must meet the standards nominated in this clause.	Kitchens in each of the dwellings are located on the same floor as entry to the dwellings. The Access Report confirms that the kitchens within each of the units have adequate width to accommodate the required circulation requirements of this clause. Subject to conditions, other components are to be addressed at detailed design stage.
19 Laundry A laundry in an independent living unit must be located on the same floor as the entry to the dwelling, or a floor serviced by a private passenger lift accessible only from inside the dwelling. The laundry must have a circulation space that complies with AS 1428.1 and the additional cupboard and finishes standards.	The laundry in each of the dwellings are located on the same floor as entry to the dwellings. The Access Report confirms that the laundries within each of the units have adequate width to accommodate the required circulation requirements of this clause. Subject to conditions, other components are to be addressed at detailed design stage.
20 Linen storage An independent living unit must have a floor-to-ceiling linen storage cupboard that— (a) is at least 600mm wide, and (b) has adjustable shelving.	Each unit is provided with a compliant linen storage cupboard.
21 Lift access in multi-storey buildings	The Access Report confirms a lift is provided for access between levels of the

Part 1 Standards applying to hostels and independent living units	
An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the *Building Code of Australia*, Volume 1, Part E3.	development and offer compliance with regard to the overall size of the lift shaft.
22 Garbage and recycling A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.	A central garbage storage area is provided at the basement of each building. Each villa is provided with sufficient space to cater for bin storage.

Section 97 - Design of Seniors Housing

In determining a development application for development for the purposes of seniors housing, a consent authority must consider the Seniors Housing Design Guide, published by the Department in December 2023 and the design principles set out in Schedule 8 of the SEPP.

An assessment against the Seniors Housing Design Guide and Schedule 8 of this policy has been conducted in **Tables 2 and 3** below.

Table 2: Assessment against the Housing Design Guide

Housing SEPP – Section 97(1) – Seniors Housing Design Guide	
Part 2 Guidance chapters	
Principle	**Assessment**
Design for Country	The proposal includes a 'Keeping Place for Aboriginal objects' acknowledging the cultural significance of the site, as outlined in the Aboriginal Cultural Heritage Assessment Report (ACHAR) submitted with the application. Excavation has been avoided at the location of the Keeping Place to retain its natural setting and avoid impacts to the significant area, as identified during consultation with the Registered Aboriginal Parties consulted for the ACHAR.
Care for the Planet	The proposed units have been designed to accommodate passive cooling and heating, including cross ventilation and solar access compliant with the requirements of the Apartment Design Guide.

	Life cycle and maintenance considerations including quality material selection were raised by Council's Urban Design Panel and amendments made to the design of the proposal as a result. Construction related environmental impacts can be suitably mitigated through standard noise, air quality and sediment and erosion controls, which have been included as conditions of consent. The application includes a Waste Management Plan which identifies appropriate waste minimisation and recycling procedures for the construction and operational phases of the development.
Site Analysis – environmental response	The biodiversity impacts of the proposal have been assessed as being acceptable as detailed in the Planners Assessment Report. The proposed stormwater strategy includes appropriate water quantity and quality controls, consistent with Chapter B4 of the PSDCP. The site is within a bushfire prone area and accordingly, the application was referred to the NSW Rural Fire Service (RFS) as integrated development for a special fire protection purpose. In response RFS issued a bushfire safety authority on 7 March 2025, confirming that the development complies with Planning for Bushfire Protection 2019. Impacts to Aboriginal heritage have been assessed in the ACHAR submitted with the application, as discussed elsewhere in this report.
Site Analysis – urban response	The proposed developments scale is larger than existing developments within the sites immediate surrounds which is symptomatic of the surrounding lands zoning and height limits. The SHDG acknowledges that senior's housing developments can introduce a building type into the locality that is of a different scale and street presentation from neighbouring properties. Notwithstanding, the proposed development has been designed to be sympathetic and responsive to the existing context through providing significant landscape buffers

	between the developments side boundaries as well as providing complementary landscaping throughout.
Heritage	Impacts to Aboriginal heritage have been assessed in the ACHAR submitted with the application, as discussed elsewhere in this report. The proposal includes a 'Keeping Place for Aboriginal objects' acknowledging the cultural significance of the site, as outlined in the ACHAR. Excavation has been avoided at the location of the Keeping Place to retain its natural setting and avoid impacts to the significant area, as identified during consultation with the Registered Aboriginal Parties consulted for the ACHAR. There are no European heritage values present on the site.
Care, wellbeing, and community	The proposal exhibits quality design features that will enhance the care, wellbeing and sense of community for residents. These features include: • Communal facilities including a community centre building and additional informal meeting spaces throughout the development to enhance resident sense of community. • Accessible apartment design catering for the needs of seniors and to enable ageing in place. • Substantial landscaped grounds featuring large shade trees, seating and amenity plantings to provide for environmental connection. • Good solar access within apartments, including large openable windows and balconies.
Design for physical aging and dementia	The proposal includes design measures to cater for physical aging and dementia, including the following: • The proposed units are designed to achieve appropriate thermal comfort through ventilation, solar access, window coverings, and construction materials consistent with the provisions of BASIX. • Accessible unit design, consistent with the requirements of Schedule 4 of the SEPP. • The proposed units are designed with 'familiar domestic character'. This is particularly evident in the low density unit design. • Wayfinding throughout the site is guided by paths in a logical manner logical and subject to conditions will be appropriately lit.

Part 3 Density and related design principles	
Principle	**Assessment**
Options for different types and configurations of densities for seniors housing	The proposal incorporates both low density single storey dwellings and high density apartments, both in the form of independent living units.
Determining density	The mix of low and high density independent living units is appropriate for the site given its substantial size which allows it to easily accommodate both without disturbing the otherwise low density character of the locality.
Designing for different densities	The high density apartments are appropriately setback from the road frontage, to allow for the retention of existing mature trees, which offer a landscape screen from the road and lower density housing to the west.
Guidance examples for seniors housing configurations with different densities	It is noted that the proposal is consistent with the guidance examples for low and high density independent living units.
Design principles for residential care facilities	N/A
Design principles for independent living	An independent living unit development is not just an apartment building or a group of units, or villas but is equally about building a community. Socialising and participation in events in communal areas outside of individual apartments is a significant aspect of life in an Independent living seniors community. The proposal supports safety, wellbeing and connection. The key elements that support these principles include the following: • Communal facilities including a community centre building and additional informal meeting spaces throughout the development to enhance resident sense of community. • Variety in design and density of units to cater for different resident preferences. • Accessible apartment design catering for the needs of seniors and to enable ageing in place.

	• Substantial landscaped grounds featuring large shade trees, seating and amenity plantings to provide for environmental connection. • Good solar access within apartments, including large openable windows and balconies which also cater for natural ventilation.
Design principles for low density independent living	The low density independent living units are supported by a landscaped setting with internal shared pedestrianised roads. The design and siting of the single storey dwellings offers good visual and acoustic privacy and solar access. The proposed stormwater strategy includes appropriate water quantity and quality controls, consistent with Chapter B4 of the PSDCP. The proposal includes the mandated accessibility requirements within Schedule 4 of the SEPP with careful design to avoid institutional design solutions. The proposal includes well located waste receptacles which are to be picked up by a private contractor.
Design principles for medium density independent living	N/A
Design principles for high density independent living	The apartments are appropriately setback from the road frontage, to allow for the retention of existing mature trees, which offer a deep soil landscape screen from the road and lower density housing to the west. The proposed units have been designed to accommodate passive cooling and heating, including cross ventilation and solar access compliant with the requirements of the Apartment Design Guide. The proposed stormwater strategy includes appropriate water quantity and quality controls, consistent with Chapter B4 of the PSDCP. A CPTED report was prepared for the proposal by Studio 26 Urban Design, dated November 2023 which demonstrates that the proposal incorporates crime prevention design measures, this is discussed further below. The proposal includes the mandated accessibility requirements within Schedule 4 of the SEPP with careful design to avoid institutional design solutions.

	The proposal includes well located waste receptacles which are to be picked up by a private contractor. The proposal includes identifiable entrances to each of the apartment buildings, to facilitate deliveries and attendances from emergency services.

Table 3: Assessment against Schedule 8 of the Housing SEPP

Housing SEPP – Section 97(2)	
Schedule 8 Design principles for seniors housing	
Principle	**Assessment**
1 Neighbourhood amenity and streetscape	The three high density apartment buildings are appropriately setback from the road frontage, to allow for the retention of existing mature trees, which offer a deep soil landscape screen from the road and lower density housing to the west. This design strategy effectively moderates the visual impacts of the 5 storey apartment buildings, thereby maintaining consistency with the surrounding low scale environment and streetscape character.
2 Visual and acoustic privacy	The design and siting of the single storey dwellings offers good visual and acoustic privacy. Similarly, the three apartment buildings are adequately separated in accordance with the ADG to facilitate appropriate visual and acoustic privacy.
3 Solar access and design of climate	The proposed units have been designed to accommodate passive cooling and heating, including cross ventilation and solar access compliant with the requirements of the Apartment Design Guide.
4 Stormwater	The proposed stormwater strategy includes appropriate water quantity and quality controls, consistent with Chapter B4 of the PSDCP.
5 Crime prevention	A Crime Prevention through Environmental Design (CPTED) report was prepared for the proposal by Studio 26 Urban Design, dated December 2024 which demonstrates that the proposal incorporates a number crime prevention design measures which is summarised below: • Formal access control has been incorporated into the design with security gates proposed at vehicular and pedestrian entrances. Residents and staff of the site will gain access via swipe card and visitors will use to intercom to gain

	access from either a resident or admin. The intercom system is proposed to be monitored by CCTV. • The residential buildings have been orientated towards the internal street network providing good visibility internally within the site, but also towards Nelson Bay Road and the golf course, providing good passive surveillance. • The pathway network throughout the site encourages regular pavement activating the area and providing natural surveillance. • Concealment and entrapment opportunities have been minimised in the design. • The landscaping design does not create 'blind' spots that allow opportunity for hiding. • Lighting is proposed throughout the site that complies with the Australian Standard AS1158. A condition has been recommended accordingly. • The orientation of the apartment buildings provides passive surveillance throughout the site to deter criminal activity and anti-social behaviour. • The boundaries of the site have been clearly delineated through the use of landscape, boundary walls and screening. • Wayfinding signage is proposed throughout the site to minimise uncertainty, confusion and vulnerability for legitimate visitors to the site. • All villas, apartment buildings and the community building will be clearly marked with names or numbers contributing to wayfinding cues. • Apperly Village intends to implement an ongoing maintenance program to ensure that the development is well maintained to provide a sense of community pride and ownership.
6 Accessibility	The proposal includes a pedestrian network that connects to a public footpath at the site frontage, allowing connection to existing bus stops located on Nelson Bay Road. Dedicated pedestrian footpaths throughout the site are appropriately separated from internal roads to improve pedestrian safety. The Access Report prepared for the proposal by Purple Apple Access, Reference no. PAA_23473, Revision 2 dated 1 July 2024 demonstrates compliance with relevant accessibility requirements.
7 Waste Management	The proposal includes well located waste receptacles which are to be picked up by a private contractor.

Chapter 4 – Design of residential apartment development

Chapter 4 of this policy aims to improve the quality of residential apartment development and provides an assessment framework ('the Apartment Design Guide) to facilitate the assessment of 'good design'.

This chapter applies to the proposed development as it is defined as a residential flat building, is a new building that is at least 3 stories and contains at least 4 dwellings.

Section 147(1)(a) requires that the consent authority considers the design principles for residential apartment developments set out in Schedule 9 of the policy. An assessment against the design principles has been undertaken in **Table 4** below.

Table 4: Assessment against design quality principles

SEPP 65 Schedule 1 - Design quality principles	
Quality design principles	
Principle	**Assessment**
Principle 1: Context and neighbourhood character	Principle 1 identifies that good design responds and contributes to its context, with context being established by the key natural and built features of an area. Responding to context involves identifying the desirable element of an area's existing or future character. The site currently contains an 18 hole golf course and associated club house and car park known as the 'Newcastle Golf Course'. The club house and associated facilities are located in the south west corner of the site. The site is moderately vegetated, particularly in its north eastern portion which contains old growth vegetation. Areas to the north and north west of the site consist of caravan parks operated as over 55 lifestyle villages. These sites are high in density but a generally single storey in nature. Land to the east of the site is bushland that forms part of the Worimi Conservation Lands National Park. Residential dwellings exist to the sites east and south which are generally of a low density nature. In terms of scale, the apartments present as a larger built form than existing developments within the sites immediate surrounds, which is symptomatic of the surrounding lands zoning and height limits. The

	development has been designed and sited in a way that reduces the perceived bulk and scale of the development, therefore responding to the sites character and context. The Development Urban Design and Visual Impact Study prepared for the proposal by Inspire Planning, also concluded that the proposal provides a sensitive and positive visual contribution to the Nelson Bay Road streetscape, Fern Bay Townscape and the foreshore landscape. Notwithstanding, the subject site has been identified in a number of strategies as a site with further development potential and therefore could be described as an area undergoing change or that has been identified for change. The Fern Bay and North Stockton Strategy identifies Newcastle Golf Club as a key site noting that it has a significant land holding with opportunities to support future residential development. Seniors living was specifically the identified use on the site as part of the adopted strategy. Council's Housing Supply Plan also identifies opportunity for 172 additional houses at the site in differing densities. The Housing Supply Plan notes that in the future, the residential character of this site would be defined by detached and low-rise housing and mid-rise housing. Considering the areas changing context, it is considered that the proposal is consistent with this principle.
Principle 2: Built form and scale	Principle 2 identifies that good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. As briefly mentioned above, the proposed development is largely inconsistent with the built form and scale of the existing area but more aligned with the desired built form and scale of the site. Notwithstanding, the development has incorporated a number of design strategies that reduce its perceived bulk and scale to ensure that is sympathetic to the surrounding landscape and the areas existing scale. These include, the appropriate separation provided between which building, provision of large setbacks from the sites side boundaries, particularly towards the Nelson Bay

	Road frontage and inclusion of a significant amount of landscaping throughout the site but importantly between the development and the sites boundary with Nelson Bay Road.
Principle 3: Density	Principle 3 stipulates that good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Whilst the site is not subject to an FSR, the proposed development has a Floor Space Ratio (FSR) of 0.44:1 which is compliant with the requirements of Chapter 3 of the Housing SEPP. The development also includes sufficient separation distances between apartments, a compliant landscaping design and substantial communal open space areas.
Principle 4: Sustainability	Principle 4 identifies that good design combines positive environmental, social and economic outcomes. Further, that good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents. A valid BASIX certificate has been submitted with the development. Each unit achieves sufficient solar access and ventilation to reduce powered heating and cooling demand. The landscaped areas consist of a mix of native and drought tolerant plantings which reduce water usage. Social cohesion is promoted through the provision of quality communal spaces including those within the community building as well as outdoor spaces such as the barbeque facilities, community garden and outdoor gym.
Principle 5: Landscape	Principle 5 specifies that good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. The proposal incorporates landscaped areas comprising a mixture of native and non-native species that contribute to the design quality of the development.

Principle 6: Amenity	Principle 6 provides that good design positively influences internal and external amenity for residents and neighbours. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility. All apartments are provided with: • Appropriate room dimensions and shapes that are compliant with the requirements for seniors housing under the Housing SEPP, • Natural ventilation, • Compliant solar access • Visual privacy, • Storage, • Indoor and outdoor space, • Efficient layouts and service areas. • Compliant accessibility as per the Access Report prepared for the proposal. • Provision of large communal areas providing for a range of activities and opportunities for social interaction.
Principle 7: Safety	Principle 7 identifies that good design optimises safety and security within the development and public domain. The proposal has been designed to optimise safety for future residents, employees and visitors of the site. This has been done through a number of design and operational features such as formal access controls, wayfinding signage, appropriate lighting and landscaping, passive surveillance from communal and private open spaces and ongoing maintenance of the site by the operator. This is discussed further in Table 3 above, having regard to the CPTED report prepared for the proposal. A condition has also been recommended requiring the development to comply with the recommendations of the CPTED report.
Principle 8: Housing diversity and social interaction	Principle 8 specifies that good design achieves a mix of apartment sizes, providing housing choice for

	different demographics, living needs and household budgets. The proposed development includes an appropriate apartment mix which will be suitable to cater for seniors. Large communal areas are proposed offering a range of activities and opportunities for social interaction.
Principle 9: Aesthetics	Principle 9 provides that good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design also uses a variety of materials, colours and textures. The proposal has been designed with a variety of materials, colours and textures which is considered to be complementary to the developments design, bulk, scale and the site context.

Section 147(1)(b) requires the consent authority to consider the Apartment Design Guide (ADG). An assessment of the application against the ADG has been undertaken in **Table 5** below.

Table 5: Assessment against the apartment design guide

Assessment Criteria	
Control / Requirement	**Compliance / Comment**
3A-1 – Site analysis Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	Site analysis plan submitted.
3B-1 Orientation Building types and layouts respond to the streetscape and site while optimising solar access within the development.	The building is appropriately located on the site and is considered to suitably respond to the desired future character of the area. The development is orientated as much as possible to the north-east and north-west, maximising the number of apartments with good solar access to living spaces and terraces.
3B-2 Overshadowing	The applicant provided solar diagrams for the proposed shadowing impacts during mid-winter.

Overshadowing of neighbouring properties is minimised during mid-winter.	Living areas, private open space and communal open space receive appropriate solar access. This is discussed further below. All adjoining properties continue to receive the required hours of solar access.
3C-1 Public Domain Interface Transition between private and public domain is achieved without compromising safety and security.	The transition between the private and the public domain is achieved through providing appropriate landscaping, fencing and wayfinding which has been designed in a way that enhances safety and security, as detail in the CPTED reported prepared for the proposal.
3C-2 Public Domain Interface Amenity of the public domain is retained and enhanced.	Landscaping is incorporated in the setback to screen private living spaces. Mail boxes are integrated into the entry of the central common area. Basement car parking is located under all apartment buildings, providing residents with direct access to their secured lifts. Basement carparking ventilation is not visible from the principle public domain. Service areas are located out of view. Plant rooms are proposed in the basement carpark and rooftop, as documented on architectural drawings. All ramping into apartments are kept to a gradient of 1 in 20 or shallower. Robust and resilient materials are employed at the street interface. The introduction of a community centre at ground level positively contributes to the street scape. The development provides a variety of open and in-between public spaces for mixed leisure and recreational activities.
3D-1 Communal and Public Open Space An adequate area of communal open space is provided to enhance residential amenity	A two storey community centre is proposed at the centre of the site. The proposed community centre includes the following facilities: • Reading lounge • Dining areas • Lounge areas

and to provide opportunities for landscaping. Numerical design criteria: • Communal open space has a minimum area equal to 25% of the site area. • 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 9am and 3pm on 21 June (midwinter).	• Cinema • Wine room and wine cellar • Multi-function areas • Gymnasium • Pilates room • Communal kitchen • Meeting rooms • Health and consultation rooms • Site administration and management rooms • Expansive landscaped terrace The community centre has a total gross floor area (GFA) of 3,100m^2 which equates to 4.9% of the site area. Notwithstanding, the proposal provides other areas of communal space throughout the site including: • Two pickle ball courts, • Lawn bowls • A number of barbeque pavilions with seating • Community garden • Outdoor gym • Putting green This communal space is considered to be appropriate for the proposed development.
3D-2 Communal and Public Open Space Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	As noted above, the communal open space provides a range of activities including outdoor seating, barbeques, a gym, pickle ball courts, lawn bowls and a community garden.
3D-3 Communal and Public Open Space Communal open space is designed to maximise safety.	Passive surveillance is provided to the communal open space areas from the residential flat buildings and surrounding dwellings.
3D-4 Communal and Public Open Space	N/A - no public open space is proposed.

Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	
3E-1 Deep Soil Zones 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. Numerical design criteria: • Site area greater than 1,500m2 – 6m minimum dimension and 7% of site area. However, the design criteria may not be possible on some sites including: • Central business district. • Constrained sites. • High density areas. • Commercial centres. • Where there is 100% site coverage or non-residential uses at ground floor.	35% of the site is proposed to be deep soil planting, equating to 9,120m^2. This exceeds the 7% requirement.
3F-1 Visual Privacy Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Numerical design criteria:	The separation distances between apartment buildings 2 and 3 and neighbouring buildings including each of the two flat buildings, the community centre and dwellings to the east of the buildings exceed the required separation distances with a minimum of 18m separation provided. Apartment building 1's separation distances exceed the ADG requires to the south with the community building and to the east with the dwellings. However, provides a minimum 14m

• Building height up to 12m (4 storeys): • Habitable rooms and balconies - 6m. • Non habitable rooms – 3m. • Building height up to 25 metres (5-8 storeys): • Habitable rooms and balconies - 9m. • Non habitable rooms – 4.5m. • Building height over 25m (9+ storeys): • Habitable rooms and balconies - 12m. • Non habitable rooms – 6m. • No separation is required between blank walls. • An additional 3 m separation is required when adjacent to a different zone which permits lower density residential development to provide a transition in scale and increased landscaping.	separation between the north of the building and the adjoining dwelling. This is compliant with the ADG requirements up to level 4. However, is not compliant at level 5 (the penthouse level). The objective of the separation distances is to help achieve reasonable levels of external and internal visual privacy. The assist in achieving reasonable privacy for the dwellings to the north of the site, the penthouse apartments have been provided with privacy screening. Windows have been limited on the southern elevation of the nearest dwelling to reduce potential privacy impacts. In addition, portions of the outdoor areas in the northern dwellings is concealed by the built form of the dwellings providing additional privacy. Given the differing heights between the apartment building 1 and the dwellings to the north, internal visual privacy within the penthouse apartments is not considered likely to be impacted as a result of the reduction in separation. Noting the above, the proposed reduced separation is supported.
3F-2 Visual Privacy Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	The proposed development generally exceeds all minimum separation distance criteria between adjoining buildings (with the exception of the north of apartment building 1) and therefore it is considered that adequate visual private is achieved. Notwithstanding, as noted, there are a number of design measures that have been included to reduce the potential privacy impacts as a result of the reduction in separation but also throughout the

	design as a whole which include the provision of privacy screens to both the private open space and habitable rooms.
3G-1 Pedestrian Access and Entries Building entries and pedestrian access connects to and addresses the public domain.	Entry to each apartment building is provided from ground floor lobbies fronting the internal road and pedestrian pathway network, addressing internal 'public' domain.
3G-2 Pedestrian Access and Entries Access, entries and pathways are accessible and easy to identify.	All building entries have been designed to be accessible and easy to identify. The application proposes wayfinding signage and building numbering/naming to further assist in building identification.
3G-3 Pedestrian Access and Entries Large sites provide pedestrian links for access to streets and connection to destinations.	Pedestrian linkages have been provided throughout the site connecting to each dwelling, apartment building, community centre and outdoor recreation areas.
3H-1 Vehicle Access Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	The vehicular access to the site overall as well as to each individual apartment building has been designed and located in a way that achieves safety and minimised conflicts between pedestrians and vehicles.
3J-1 Bicycle and Car Parking Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. Numerical design criteria: • on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400m of land	The site is not within 400m of land zoned mixed use or commercial core nor is Fern Bay a nominated regional centre. Therefore, Chapter B8 of the PSDCP would generally apply. However, Chapter 3 of this policy provides car parking requirements for seniors housing and therefore the proposal has been assessed against these requirements and found to be compliant. Further discussion in regard to car parking is provided against Chapter B8 of the PSDCP.

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 Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever less. The car parking need for a development must be provided off-street.	
3J-2 Bicycle and Car Parking Parking and facilities are provided for other modes of transport.	Dedicated bicycle parking has not been provided. Notwithstanding, appropriate storage has been provided for bicycle if required.
3J-3 Bicycle and Car Parking Car park design and access is safe and secure.	Access to each building is proposed to have a security garage door providing safe and secure parking.
3J-4 Bicycle and Car Parking Visual and environmental impacts of underground car parking are minimised.	The visual and environmental impacts of the proposed basement car park have been minimised.
3J-5 Bicycle and Car Parking Visual and environmental impacts of on-grade car parking are minimised.	On-grade car parking associated with the apartment buildings is not proposed. On-grade parking is proposed throughout the site but has been designed to cater for the development as a whole rather than the apartments. Notwithstanding, it is considered the on-grade car parking is appropriately located to ensure it does not result in adverse visual impacts.

3J-6 Bicycle and Car Parking Visual and environmental impacts of above ground enclosed car parking area minimised.	N/A
4A-1 Solar and Daylight Access To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. Numerical design criteria: • In all other areas (i.e. areas outside Sydney metropolitan area, Newcastle and Wollongong local government 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.	87/125 apartments receive 3 hours of direct sunlight between 9am and 3pm mid-winter which equates to 70% of apartments and is therefore compliant with the ADG. 114/125 of the apartments receive direct solar access meeting the ADG requirements.
4A-2 Solar and Daylight Access Daylight access is maximised where sunlight is limited.	Daylight has been maximised where required.
4A-3 Solar and Daylight Access Design incorporates shading and glare control, particularly for warmer months.	Adequate shading and glare control are incorporated throughout the development with privacy screening/louvres provided to apartments.

4B-1 Natural Ventilation All habitable rooms are naturally ventilated.	All habitable rooms can be naturally ventilated.
4B-2 Natural Ventilation The layout and design of single aspect apartments maximises natural ventilation.	Complies. Single aspect apartments have been minimised.
4B-3 Natural Ventilation The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. Numerical design criteria: • At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. • Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	95/125 (76%) of units are natural crossed ventilated exceeding the ADG requirements.
4C-1 Ceiling Heights Ceiling height achieves sufficient natural ventilation and daylight access. Numerical design criteria: Measured from finished floor level to finished ceiling level, minimum ceiling heights are: • Habitable rooms – 2.7m. • Non-habitable rooms – 2.4m,	Ceiling heights of 2.9m are provided which is compliant.

• Two storey apartments – 2.7m for main living area floor and 2.4 m for second floor where it does not exceed 50% of the apartment area. • Attic spaces – 1.8m at the edge of the room with a 30 degree minimum ceiling slope. • If located in mixed use areas – 3.3m for ground floor and first floor to promote future flexibility of use.	
4C-2 Ceiling Heights Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	Ceiling heights of 2.9m meet the minimum requirement and effectively create a sense of space in apartments.
4C-3 Ceiling Heights Ceiling heights contribute to the flexibility of building use over the life of the building.	The building is not in a commercial area and therefore flexible use is not considered necessary.
4D-1 Apartment Size and Layout The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. Numerical design criteria: Apartments are required to have the following minimum internal areas: • Studio – 35 m^2 • One bedroom – 50 m^2	The following minimum internal areas have been proposed: • Two bedroom – 98.23m^2 • Three bedroom – 92.90m^2 All of the proposed apartments comply with the minimum areas required by the design criteria. All habitable rooms will have a window in an external wall.

• Two bedroom – 70m^2 • Three bedroom – 90m ^{2} • An additional 5m^2 is required for apartments with more than one bathroom. • An additional 12m^2 is required for a fourth, and further additional bedrooms. • 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.	
4D-2 Apartment Size and Layout Environmental performance of the apartment is maximised. Numerical design criteria: • Habitable room depths are limited to a maximum of 2.5 x the ceiling height. • In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Each habitable room includes the appropriate depth dimensions. Adequate lighting is afforded to each habitable room.

4D-3 Apartment Size and Layout Apartment layouts are designed to accommodate a variety of household activities and needs. Numerical design criteria: • Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space). • Bedrooms have a minimum dimension of 3m (excluding wardrobe space). • Living rooms or combined living/dining rooms have a minimum width of: - One bedroom apartments - 3.6m. - Two or three bedroom apartments – 4m. • The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Proposed master bedrooms have a minimum area of 11m² and all other bedrooms have been provided with a minimum area of 10m^2. All bedrooms have a minimum dimension of 3m (excluding wardrobe space). All living rooms have a minimum width of 4 metres.
4E-1 Private Open Space and Balconies Apartments provide appropriately sized private open space and balconies to enhance residential amenity. Numerical design criteria – all apartments are required to	The following minimum balcony areas have been proposed: • Two bedroom – 13m^2 • Three bedroom – 21m^2 • Ground floor– 14m^2 (applying to one apartment, remaining are compliant with a minimum of 28m^2 provided) Apartment B1 G.09 is the only apartment that is non-compliant with this control which has a private

have primary balconies as follows: • Studio apartments – 4m^2. • One bedroom apartments – 8m^2 with a depth of 2m. • Two bedroom apartments – 10m^2 with a depth of 2m. • Three + bedroom apartments – 12m^2 with a depth of 2.4m. • For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m	open space area of 14m^2 rather than 15m^2 and a minimum depth of 2m instead of the required 3m. The private open space is considered to be suitably sized for the apartment and still provides appropriate residential amenity, therefore meeting the objectives of this control. Notwithstanding, all remaining apartments meet the minimum areas required as well as the minimum depths.
4E-2 Private Open Space and Balconies Primary private open space and balconies are appropriately located to enhance liveability for residents.	All primary balconies are located adjacent to open plan living/dining spaces.
4E-3 Private Open Space and Balconies Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	The balconies have been designed to be incorporated in the overall of design of the building.

4E-4 Private Open Space and Balconies Private open space and balcony design maximises safety.	The proposed balcony design achieves an adequate level of safety.
4F-1 Common Circulation and Spaces Common circulation spaces achieve good amenity and properly service the number of apartments. Numerical design criteria: • For buildings less than ten storeys in height the maximum number of apartments off a circulation core on a single level is eight.	The maximum number of apartments off a circulation core for each building is: <u>Building 1</u> - 6 <u>Building 2</u> - 5 <u>Building 3</u> - 4 Two separate circulation cores are proposed in each.
4F-2 Common Circulation and Spaces Common circulation spaces promote safety and provide for social interaction between residents.	Common circulation areas are of a size that will provide for social intersection and promote safety.
4G-1 Common Circulation and Spaces Adequate, well designed storage is provided in each apartment. Numerical design criteria –in addition to storage in kitchens, bathrooms and bedrooms the following storage is provided:	All apartments are compliant with storage requirements.

• Studio apartments – 4m^2. • One bedroom apartments – 6m^2. • Two bedroom apartments – 8m^2. • Three + bedroom apartments – 10m^2. • At least 50% of the required storage is to be located within the apartment.	
4G-2 Common Circulation and Spaces Additional storage is conveniently located, accessible and nominated for individual apartments.	Additional storage is located within the car park and will be nominated for individual apartments and easily accessible.
4H-1 Acoustic Privacy Noise transfer is minimised through the siting of buildings and building layout.	Noise transfer will be minimised through apartment design and separation together with the location of service areas in the proposed basements and roof. A Noise Impact Assessment (NIA) was prepared for the proposal by Rapt Consulting which largely assessed the noise impacts from Nelson Bay Road on the proposed development which found that the development could be compliant subject to design measures being implemented which is outlined in Section 4.1 NIA. A condition has been recommended requiring that the recommendations of the NIA be complied with.
4H-2 Acoustic Privacy Noise impacts are mitigated within apartments through layouts and acoustic treatments.	The proposed layouts will adequately mitigate any potential noise impacts within apartments.
4J-1 Noise and Pollution In noisy or hostile environments the impacts of external noise and pollution are minimised	Nelson Bay Road is a busy road generating noise which has the potential to adversely impact on residential development. As noted above, the NIA prepared for the proposal considered the potential impacts from traffic noise on Nelson Bay Road to

through the careful siting and layout of buildings.	the proposed development and recommended a number of design measures be implemented into the construction design to ensure compliance with relevant noise criteria. A condition has been recommended requiring that the recommendations of the NIA be complied with.
4J-2 Noise and Pollution Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	As above, the NIA has recommended a number of design measures be implemented into the construction design to ensure compliance with relevant noise criteria. A condition has been recommended requiring that the recommendations of the NIA be complied with.
4K-1 Apartment Mix A range of apartment types and sizes is provided to cater for different household types now and into the future.	The development provides the following apartment mix: • 50 x 2 bedroom apartments; and • 75 x 3 bedroom apartments; This apartment mix is considered suitable for intended use for seniors housing.
4K-2 Apartment Mix The apartment mix is distributed to suitable locations within the building.	The apartments are appropriately distributed throughout the building.
4L-1 Ground Floor Apartments Street frontage is maximised where ground floor apartments are located.	The ground floor of the proposed development is raised from the natural ground level and therefore direct street access is not proposed given the nature of the proposal and accessibility requirement. Notwithstanding, the private open spaces for ground floor apartments are directed toward the street frontage providing passive surveillance and activation.
4L-2 Ground Floor Apartments Design of ground floor apartments delivers amenity and safety for residents.	As noted above, the ground floor apartments are raised from the natural ground level with planter boxes also provided, affording ground floor dwellings with privacy without obstructing casual surveillance.
4M-1 Facades Building facades provide visual interest along the street while	The design of each building incorporates variable setbacks and balconies creating articulation in the

respecting the character of the local area.	façade and therefore providing visual interest whilst still respecting the character of the area.
4M-2 Facades Building functions are expressed by the façade.	Building functions are clearly defined through the use of differing setbacks and materials.
4N-1 Roof Design Roof treatments are integrated into the building design and positively responds to the street.	The development proposes a flat roof. All plant and services are located within either the basement level car parking or on the roof of each building. Screening has been provided on the roof to limit visual impacts from the lift overrun and roof plant.
4N-2 Roof Design Opportunities to use roof space for residential accommodation and open space are maximised.	A usable roof space has not been proposed which is considered acceptable given the substantial communal areas provided.
4N-3 Roof Design *Roof design incorporates sustainability features.*	The roof design maximises solar access to apartments during winter and provides shade during summer.
4O-1 Landscape Design Landscape design is viable and sustainable.	A Landscape Plan was prepared for the proposal by Studio 26 Urban Design. The species selection is commensurate with the surrounding vegetation communities and incorporates local native species characteristic of the Lower Hunter Spotted Gum - Ironbark Forest EE ensuring that landscaping is viable and sustainable.
4O-2 Landscape Design Landscape design contributes to the streetscape and amenity.	The landscape design respond to the existing site conditions and are endemic to Port Stephens and consistent with vegetation currently on the site.
4P-1 Planting on Structures Appropriate soil profiles are provided.	Podium planting has been design appropriately.
4P-2 Planting on Structures Plant growth is optimized with appropriate selection and maintenance.	Native plant species have been prioritised in the landscape plan thereby minimising maintenance.

4P-3 Planting on Structures Planting on structures contributes to the quality and amenity of communal and public open spaces.	Building design incorporates opportunities for planting on structures, particularly on the podium/ground floor for each building.
4Q-1 Universal Design Universal design features are included in apartment design to promote flexible housing for all community members. Numerical design criteria: • A benchmark of 20% of the total apartments incorporate the Liveable Housing Guidelines silver level universal design features.	All apartments have been designed with universal design features to promote flexible housing.
4Q-2 Universal Design A variety of apartments with adaptable designs are provided.	As above.
4Q-3 Universal Design Apartment layouts are flexible and accommodate a range of lifestyle needs.	All apartments are designed with open plan living spaces, and two and three bedroom apartments are provided with two bathrooms for greater long-term flexibility for different lifestyles.
4R-1 Adaptive Reuse New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A
4R-2 Adaptive Reuse Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A

4S-1 Mixed Use Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	N/A
4S-2 Mixed Use Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	N/A
4T-1 Awnings and Signage Awnings are well located and complement and integrate with the building design.	Awnings are provided over entries and integrated into the building design.
4T-2 Awnings and Signage Signage responds to the context and desired streetscape character.	N/A - no signage is proposed.
4U-1 Energy Efficiency Development incorporates passive environmental design.	A valid BASIX certificate has been submitted. Adequate natural light will be provided to habitable rooms.
4U-2 Energy Efficiency Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	A valid BASIX certificate has been provided. The development is considered to incorporate sufficient passive solar design to optimise heat storage in winter and reduce heat transfer in summer.
4U-3 Energy Efficiency Adequate natural ventilation minimises the need for mechanical ventilation.	The proposed development is compliant with the ADG's design criteria for 4B-3 Natural Ventilation.

4V-1 Water Management and Conservation Potable water use is minimised.	A valid BASIX certificate has been provided. A condition of consent requiring compliance with the BASIX has been imposed.
4V-2 Water Management and Conservation Urban stormwater is treated on site before being discharged to receiving waters.	The proposed development includes a stormwater treatment system to ensure that stormwater is appropriately treated prior to discharge.
4V-3 Water Management and Conservation Flood management systems are integrated into the site design.	The stormwater design has been appropriately integrated into the design.
4W-1 Waste Management Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	A waste storage area has been provided on the basement level of each building. Waste disposal bins are also located intermittently across site.
4W-2 Waste Management Domestic waste is minimised by providing safe and convenient source separation and recycling.	Domestic and recycling waste bins will be provided to ensure no co-mingling.
4X-1 Building Maintenance Building design detail provides protection from weathering.	Finishes include robust materials to ensure longevity and minimise weathering.
4X-2 Building Maintenance Systems and access enable ease of maintenance.	Accessible services areas have been proposed.
4X-3 Building Maintenance Material selection reduces ongoing maintenance costs.	Material selection have been selected to reduce ongoing maintenance costs.