<table>
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<tr><td colspan="5">Part 3 - Siting the Development</td></tr>
<tr><td>3A</td><td colspan="4">Site Analysis</td></tr>
<tr><td>3A-1</td><td colspan="3">Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</td><td>Yes</td></tr>
<tr><td>3B</td><td colspan="4">Orientation</td></tr>
<tr><td>3B-1</td><td colspan="3">Building types and layouts respond to the streetscape and site while optimising solar access within the development.</td><td>Yes</td></tr>
<tr><td>3B-2</td><td colspan="3">Overshadowing of neighbouring properties is minimised during mid-winter.</td><td>Yes</td></tr>
<tr><td>3C</td><td colspan="4">Public Domain Interface</td></tr>
<tr><td>3C-1</td><td colspan="3">Transition between private and public domain is achieved without compromising safety and security.</td><td>Yes</td></tr>
<tr><td>3C-2</td><td colspan="3">Amenity of the public domain is retained and enhanced.</td><td>Yes</td></tr>
<tr><td>3D</td><td colspan="4">Communal and Public Open Space</td></tr>
<tr><td rowspan="3">3D-1</td><td colspan="3">An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</td><td>Yes</td></tr>
<tr><td>Design Criteria</td><td>Communal open space has a minimum area equal to 25% of the site.

Required: 25% x 10,132.7m² = 2,533.175m²</td><td>The proposal communal open space is 2,861.7m² in area, equivalent to 28.24% of the site area.</td><td>Yes</td></tr>
<tr><td>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).</td><td>The principal usable part of the communal open space (50%) achieves 2 hours of sunlight in mid-winter.</td><td>Yes</td></tr>
<tr><td>3D-2</td><td colspan="3">Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</td><td>Yes</td></tr>
<tr><td>3D-3</td><td colspan="3">Communal open space is designed to maximise safety.</td><td>Yes</td></tr>
<tr><td>3D-4</td><td colspan="3">Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</td><td>N/A</td></tr>
<tr><td>3E</td><td colspan="4">Deep Soil Zones</td></tr>
<tr><td>3E-1</td><td colspan="3">Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>Deep soil zones are to meet the following minimum requirements:
<table>
<tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr>
<tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr>
<tr><td>650m² - 1,500m²</td><td>3m</td></tr>
<tr><td>greater than 1,500m²</td><td>6m</td></tr>
<tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr>
</table>

Required: 7% x 10,132.7m² = 709.29m²

Design guidance
On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:
• 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2</td><td>1,957.9m² of the site is deep soil zone, which is 19.3% of the site area.

1,266.1m² of the site is deep soil zone, maintaining a minimum dimension of 3m, which is 12.5% of the site area.

336.4m² of the site is deep soil zone, maintaining a minimum dimension of 6m, which is 3.3% of the site area.

*Refer to commentary within report.</td><td>No, but Acceptable on Merits</td></tr>
</table>

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<tr><td></td><td></td><td>• 15% of the site as deep soil on sites greater than 1,500m2</td><td></td><td></td></tr>
<tr><td></td><td>Design guidance</td><td>Achieving the design criteria may not be possible on some sites including where:
• the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres).
• there is 100% site coverage or non-residential uses at ground floor level.

Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.</td><td>Not Applicable.</td><td>N/A</td></tr>
<tr><td>3F</td><td colspan="4">Visual Privacy</td></tr>
<tr><td>3F-1</td><td colspan="3">Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:
<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</td><td>North Separation
Interface with Church Street, Lidcombe. Separation is greater than 27m.

East Separation
Interface with Church Street, Lidcombe, and railway. Separation is greater than 27m.

South Separation
Interface with railway.

West Separation
Interface with Church Street, Lidcombe. Separation is greater than 27m.

<u>Between Buildings A and B</u>

<u>Ground, Levels 1 to 3</u>
Required = 12m
Provided = 12m

<u>Level 4</u>
Required = 18m
Provided = 18m

<u>Levels 5 & 6</u>
Required = 18m
Provided = >18m

<u>Between Buildings B and C</u>

<u>Ground, Levels 1, 2 & 3</u>
Required = 12m
Provided = 18m</td><td>Yes</td></tr>
</table>

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<tr><th>No.</th><th colspan="2">Required / Permitted</th><th>Comment</th><th>Comply</th></tr>
<tr><td></td><td></td><td></td><td><u>Levels 4, 5, 6 & 7</u>
Required = 18m
Provided = 18m

<u>Level 8</u>
Required = 24m
Provided = >24m

<u>Between Buildings C and D</u>

<u>Ground, Levels 1, 2 & 3</u>
Required = 12m
Provided = 18m

<u>Levels 4, 5, 6 & 7</u>
Required = 18m
Provided = 18m

<u>Level 8</u>
Required = 24m
Provided = 24m</td><td></td></tr>
<tr><td></td><td></td><td>Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping.</td><td>An additional 3m has been included within the calculation of building separation, as measured to the northern, eastern and western elevations, as noted above.</td><td>Yes</td></tr>
<tr><td>3F-2</td><td colspan="3">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.
Comment: Visual privacy concerns exist between bedrooms and private open space areas of Units (C.9, C.10 & C.17), (C.18, C.19 & C.26), (C.27, C.28 & C.35), (C.36, C.37 & C.44), (C.45, C.46 & C.53), (C.54, C.55 & C.62), and (C.63, C.64 & C.68). A condition shall be imposed, requiring a screen with a maximum transparency of 20% and minimum height of 1.8 metres to be installed the full extent of the eastern and western aspect of the private open space areas of Units C.9, C.18, C.27, C.36, C.45, C.54, & C.63, to ensure visual privacy is maintained.</td><td>Yes, with Condition</td></tr>
<tr><td>3G</td><td colspan="4">Pedestrian Access and Entries</td></tr>
<tr><td>3G-1</td><td colspan="3">Building entries and pedestrian access connects to and addresses the public domain.</td><td>Yes</td></tr>
<tr><td>3G-2</td><td colspan="3">Access, entries and pathways are accessible and easy to identify.</td><td>Yes</td></tr>
<tr><td>3G-3</td><td colspan="3">Large sites provide pedestrian links for access to streets and connection to destinations.</td><td>N/A</td></tr>
<tr><td>3H</td><td colspan="4">Vehicle Access</td></tr>
<tr><td>3H-1</td><td colspan="3">Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</td><td>Yes</td></tr>
<tr><td>3J</td><td colspan="4">Bicycle and Car Parking</td></tr>
<tr><td>3J-1</td><td colspan="3">Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>For development in the following locations:
• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or
• on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use</td><td>The subject site is within 800 metres of Lidcombe Railway Station.

Required
<table>
<tr><th>Rate</th><th>Unit No’s</th><th>Required</th></tr>
<tr><td>1 Bed / 0.6</td><td>74 units</td><td>44.4 sp.</td></tr>
<tr><td>2 Bed / 0.9</td><td>135 units</td><td>121.5 sp.</td></tr>
<tr><td>3+ Bed / 1.4</td><td>53 units</td><td>74.2 sp.</td></tr>
<tr><td>Visitor / 0.2</td><td>262 units</td><td>52.4 sp.</td></tr>
</table></td><td>Yes</td></tr>
</table>

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<tr><td></td><td colspan="2">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 is less.

<table><tr><th colspan="2">Control</th></tr><tr><td>1 bedroom</td><td>0.6 spaces</td></tr><tr><td>2 bedroom</td><td>0.9 space</td></tr><tr><td>3 bedroom</td><td>1.4 spaces</td></tr><tr><td>4+ bedroom</td><td>1.4 spaces</td></tr><tr><td>Visitor / dwelling</td><td>0.2 spaces</td></tr></table></td><td><table><tr><td>Total</td><td>293 sp.</td></tr></table>
335 car parking spaces have been provided, made up of 292 resident spaces and 43 visitor spaces.</td><td></td></tr>
<tr><td>3J-2</td><td colspan="3">Parking and facilities are provided for other modes of transport.</td><td>Yes</td></tr>
<tr><td>3J-3</td><td colspan="3">Car park design and access is safe and secure</td><td>Yes</td></tr>
<tr><td>3J-4</td><td colspan="3">Visual and environmental impacts of underground car parking are minimised.</td><td>Yes</td></tr>
<tr><td>3J-5</td><td colspan="3">Visual and environmental impacts of on-grade car parking are minimised.</td><td>N/A</td></tr>
<tr><td>3J-6</td><td colspan="3">Visual and environmental impacts of above ground enclosed car parking are minimised.</td><td>N/A</td></tr>
<tr><td colspan="5">Part 4 - Designing the Building</td></tr>
<tr><td>4A</td><td colspan="4">Solar and Daylight Access</td></tr>
<tr><td rowspan="3">4A-1</td><td colspan="3">To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</td><td>Yes</td></tr>
<tr><td>Design Criteria</td><td>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.

Required: 70% x 262 units = 184 units</td><td>195 of the 262 units proposed achieve 2 hours direct sunlight between 9am and 3pm mid-winter, equivalent to 74.4% of units.</td><td>Yes</td></tr>
<tr><td></td><td>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.

Maximum:15% x 262 units = 40 units</td><td>40 of the 262 units proposed receive no direct sunlight between 9am and 3pm mid-winter, equivalent to 15% of units.</td><td>Yes</td></tr>
<tr><td>4A-2</td><td colspan="3">Daylight access is maximised where sunlight is limited.</td><td>Yes</td></tr>
<tr><td>4A-3</td><td colspan="3">Design incorporates shading and glare control, particularly for warmer months.</td><td>Yes</td></tr>
<tr><td>4B</td><td colspan="4">Natural Ventilation</td></tr>
<tr><td>4B-1</td><td colspan="3">All habitable rooms are naturally ventilated.
Comment: All habitable rooms have the ability to be naturally ventilated, however, the submitted acoustic report reveals a number of habitable rooms are required to be alternatively ventilated.

*Refer to commentary within report.</td><td>No, but Acceptable on Merits</td></tr>
<tr><td>4B-2</td><td colspan="3">The layout and design of single aspect apartments maximises natural ventilation.</td><td>Yes</td></tr>
<tr><td rowspan="2">4B-3</td><td colspan="3">The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</td><td>Yes</td></tr>
<tr><td>Design Criteria</td><td>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.
Apartments at ten storeys or greater are deemed to be cross ventilated</td><td>165 units of the 262 units proposed have the ability to be naturally cross ventilated, equivalent to 63% of units.

A review of the submitted acoustic</td><td>No, but Acceptable on Merits</td></tr>
</table>

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

Required: 60% x 262 units = 157.2 units</td><td>report reveals 55 units which have the ability to be naturally cross ventilated, require alternate means of ventilation, due to the requirement to maintain windows in a closed position for periods of time. Therefore, 110 units of the 262 units proposed are naturally cross ventilated, equivalent to 42% of units.

*Refer to commentary within report.</td><td></td></tr>
<tr><td></td><td></td><td>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</td><td>No cross-over or cross-through units are proposed.</td><td>N/A</td></tr>
<tr><td>4C</td><td colspan="3">Ceiling Heights</td><td></td></tr>
<tr><td>4C-1</td><td colspan="3">Ceiling height achieves sufficient natural ventilation and daylight access.</td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<table><tr><th colspan="2">Minimum ceiling height
for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor
2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>These minimums do not preclude higher ceilings if desired.</td><td>The proposed development complies with minimum ceiling height requirements.</td><td>Yes</td></tr>
<tr><td>4C-2</td><td colspan="3">Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</td><td>Yes</td></tr>
<tr><td>4C-3</td><td colspan="3">Ceiling heights contribute to the flexibility of building use over the life of the building.</td><td>Yes</td></tr>
<tr><td>4D</td><td colspan="3">Apartment Size and Layout</td><td></td></tr>
<tr><td>4D-1</td><td colspan="3">The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>Apartments are required to have the following minimum internal areas:<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m^2</td></tr><tr><td>1 bedroom</td><td>50m^2</td></tr><tr><td>2 bedroom</td><td>70m^2</td></tr><tr><td>3 bedroom</td><td>90m^2</td></tr></table>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.</td><td>The proposal complies with the minimum unit size requirements.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>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.</td><td>Every habitable room has access to an external window.</td><td>Yes</td></tr>
</table>

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<tr><th>No.</th><th colspan="2">Required / Permitted</th><th>Comment</th><th>Comply</th></tr>
<tr><td></td><td></td><td>Daylight and air may not be borrowed from other rooms.</td><td></td><td></td></tr>
<tr><td>4D-2</td><td colspan="2">Environmental performance of the apartment is maximised.</td><td></td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</td><td>The proposed development complies with the requirement for habitable room depths.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</td><td>The proposed development complies with the requirement for maximum habitable room depths from a window.</td><td>Yes</td></tr>
<tr><td>4D-3</td><td colspan="2">Apartment layouts are designed to accommodate a variety of household activities and needs.</td><td></td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).</td><td>The proposed master bedrooms comply with the minimum size requirements.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</td><td>The proposed bedrooms comply with the minimum size requirements.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>Living rooms or combined living/dining rooms have a minimum width of:
• 3.6m for studio and 1 bedroom apartments
• 4m for 2 and 3 bedroom apartments.</td><td>The proposed living rooms and combined living / dining rooms comply with the minimum width requirements.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</td><td>No cross-over or cross-through units are proposed.</td><td>N/A</td></tr>
<tr><td>4E</td><td colspan="4">Private Open Space and Balconies</td></tr>
<tr><td>4E-1</td><td colspan="3">Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>All apartments are required to have primary balconies as follows:
<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m^2</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m^2</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m^2</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m^2</td><td>2.4m</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</td><td>The proposed primary balconies comply with the minimum size requirements.</td><td>Yes</td></tr>
<tr><td></td><td></td><td>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m^2 and a minimum depth of 3m.</td><td>All ground level and podium level private open space areas comply with the minimum requirements.</td><td>Yes</td></tr>
<tr><td>4E-2</td><td colspan="3">Primary private open space and balconies are appropriately located to enhance liveability for residents.</td><td>Yes</td></tr>
<tr><td>4E-3</td><td colspan="3">Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</td><td>Yes</td></tr>
<tr><td>4E-4</td><td colspan="3">Private open space and balcony design maximises safety.</td><td>Yes</td></tr>
<tr><td>4F</td><td colspan="4">Common Circulation and Spaces</td></tr>
<tr><td>4F-1</td><td colspan="3">Common circulation spaces achieve good amenity and properly service the number of apartments.</td><td>Yes</td></tr>
</table>

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<tr><td></td><td>Design Criteria</td><td>The maximum number of apartments off a circulation core on a single level is eight.</td><td>The maximum number of units on a single level, per building, is as follows:

Building A – 12 units
Building B – 10 units
Building C – 9 units
Building D – 9 units

*Refer to commentary within report.</td><td>No, but Acceptable on Merits</td></tr>
<tr><td></td><td></td><td>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</td><td>Not Applicable.</td><td>N/A</td></tr>
<tr><td>4F-2</td><td colspan="3">Common circulation spaces promote safety and provide for social interaction between residents.</td><td>Yes</td></tr>
<tr><td>4G</td><td colspan="4">Storage</td></tr>
<tr><td>4G-1</td><td colspan="3">Adequate, well designed storage is provided in each apartment.</td><td>Yes</td></tr>
<tr><td></td><td>Design Criteria</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table>At least 50% of the required storage is to be located within the apartment.</td><td>Storage areas have been provided within the units and within the basement.</td><td>Yes</td></tr>
<tr><td>4G-2</td><td colspan="3">Additional storage is conveniently located, accessible and nominated for individual apartments.</td><td>Yes</td></tr>
<tr><td>4H</td><td colspan="4">Acoustic Privacy</td></tr>
<tr><td>4H-1</td><td colspan="3">Noise transfer is minimised through the siting of buildings and building layout.
Comment: The alcove areas designed to the development shall be acoustically treated, as per the response provided by Wood & Grieve Engineers dated 12 August 2019, to ensure acoustic privacy is maintained within the development.</td><td>Yes, with Condition</td></tr>
<tr><td>4H-2</td><td colspan="3">Noise impacts are mitigated within apartments through layout and acoustic treatments.</td><td>Yes</td></tr>
<tr><td>4J</td><td colspan="4">Noise and Pollution</td></tr>
<tr><td>4J-1</td><td colspan="3">In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</td><td>Yes</td></tr>
<tr><td>4J-2</td><td colspan="3">Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</td><td>Yes</td></tr>
<tr><td>4K</td><td colspan="4">Apartment Mix</td></tr>
<tr><td>4K-1</td><td colspan="3">A range of apartment types and sizes is provided to cater for different household types now and into the future.</td><td>Yes</td></tr>
<tr><td>4K-2</td><td colspan="3">The apartment mix is distributed to suitable locations within the building.</td><td>Yes</td></tr>
<tr><td>4L</td><td colspan="4">Ground Floor Apartments</td></tr>
<tr><td>4L-1</td><td colspan="3">Street frontage activity is maximised where ground floor apartments are located.</td><td>Yes</td></tr>
<tr><td>4L-2</td><td colspan="3">Design of ground floor apartments delivers amenity and safety for residents.</td><td>Yes</td></tr>
<tr><td>4M</td><td colspan="4">Façades</td></tr>
<tr><td>4M-1</td><td colspan="3">Building facades provide visual interest along the street while respecting the character of the local area.</td><td>Yes</td></tr>
<tr><td>4M-2</td><td colspan="3">Building functions are expressed by the façade.</td><td>Yes</td></tr>
<tr><td>4N</td><td colspan="4">Roof Design</td></tr>
<tr><td>4N-1</td><td colspan="3">Roof treatments are integrated into the building design and positively respond to the street.</td><td>Yes</td></tr>
<tr><td>4N-2</td><td colspan="3">Opportunities to use roof space for residential accommodation and open space are maximised.</td><td>Yes</td></tr>
<tr><td>4N-3</td><td colspan="3">Roof design incorporates sustainability features.</td><td>Yes</td></tr>
<tr><td>4O</td><td colspan="4">Landscape Design</td></tr>
<tr><td>4O-1</td><td colspan="3">Landscape design is viable and sustainable.</td><td>Yes</td></tr>
<tr><td>40-2</td><td colspan="3">Landscape design contributes to the streetscape and amenity.</td><td>Yes</td></tr>
</table>

SEPP 65 Apartment Design Guide			
No.	**Required / Permitted**	**Comment**	**Comply**
4P	**Planting on Structures**		
4P-1	*Appropriate soil profiles are provided.*		Yes
4P-2	*Plant growth is optimised with appropriate selection and maintenance.*		Yes
4P-3	*Planting on structures contributes to the quality and amenity of communal and public open spaces.*		Yes
4Q	**Universal Design**		
4Q-1	*Universal design features are included in apartment design to promote flexible housing for all community members.*		Yes
4Q-2	*A variety of apartments with adaptable designs are provided.*		Yes
4Q-3	*Apartment layouts are flexible and accommodate a range of lifestyle needs.*		Yes
4R	**Adaptive Reuse**		
4R-1	*New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.*		N/A
4R-2	*Adapted buildings provide residential amenity while not precluding future adaptive reuse.*		N/A
4S	**Mixed Use**		
4S-1	*Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.*		N/A
4S-2	*Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.*		N/A
4T	**Awnings and Signage**		
4T-1	*Awnings are well located and complement and integrate with the building design.*		N/A
4T-2	*Signage responds to the context and desired streetscape character.*		N/A
4U	**Energy Efficiency**		
4U-1	*Development incorporates passive environmental design.*		Yes
4U-2	*Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.*		Yes
4U-3	*Adequate natural ventilation minimises the need for mechanical ventilation.*		Yes
4V	**Water Management and Conservation**		
4V-1	*Potable water use is minimised.*		Yes
4V-2	*Urban stormwater is treated on site before being discharged to receiving waters.*		Yes
4V-3	*Flood management systems are integrated into site design.*		N/A
4W	**Waste Management**		
4W-1	*Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.*		Yes
4W-2	*Domestic waste is minimised by providing safe and convenient source separation and recycling.*		Yes
4X	**Building Maintenance**		
4X-1	*Building design detail provides protection from weathering.*		Yes
4X-2	*Systems and access enable ease of maintenance.*		Yes
4X-3	*Material selection reduces ongoing maintenance costs.*		Yes