

APPENDIX A

State Environmental Planning Policy No. 65 –Design Quality of Residential Apartment Development

The relevant objectives and provisions of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development have been considered in the following assessment table:

No.	Clause	Comment	Yes	No	N/A
Part 3 – Sitting the Development					
3A	Site Analysis				
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	As approved, the site analysis plan has been submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3B	Orientation				
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.	No changes, as approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.	Overall building height of the development has been reduced to minimise impact of the additional storey proposed on Block B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3C	Public Domain Interface				
3C-1	Transition between private and public domain is achieved without compromising safety and security.	No changes, as approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3D	Communal and Public Open Space				
3D-1	Communal open space has a minimum area equal to 25% of the site. Required: 933.6m ²	Where 933.6m ² of communal open space area is required, the original application was approved with a non-compliant communal open space area of 770.5m ² (20.6% variation) of the site area. The modification application will provide additional 61.3m ² area for communal open space, which equates to 22.27% of the site area. Non	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A																					
		compliance under the proposed development as modified for communal open space provision is considered acceptable.																								
	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).	No changes, as approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
3D-3	Communal open space is designed to maximise safety.	Fencing/balustrade provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																					
3E	Deep Soil Zones																									
3E-1	Deep soil zones are to meet the following minimum requirements:	Not required in B2 zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																					
3F	Visual Privacy																									
3F-1	<p>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:</p> <p>Building Height = 12m / 4 storeys</p> <p>- Habitable Rm / Balc = 6m</p> <p>- Non-Habitable Rm = 3m</p> <p>Building Height = 25m / 5-8 storeys</p> <p>- Habitable Rm / Balc = 9m</p> <p>- Non-Habitable Rm = 4.5m</p> <p>Note: Separation distances between buildings on the same site should combine</p>	<table><tr><th>Setback</th><th>Required</th><th>Proposed</th></tr><tr><td colspan="3">Building A</td></tr><tr><td>North & South – L5 & rooftop</td><td>9m</td><td>6m – 6.3m</td></tr><tr><td colspan="3">Building B</td></tr><tr><td>North & South – L5 & L6</td><td>9m</td><td>6m</td></tr><tr><td colspan="3">Between Buildings</td></tr><tr><td>Building B internal balconies L5 & L6</td><td>9m</td><td>7m</td></tr></table> <p>The original application was approved with non-compliant building separation to the northern and southern side boundaries for Level 5 of Buildings A and B. Considering the approved non-compliances, it is acknowledged that compliance will not be able to be achieved on the</p>	Setback	Required	Proposed	Building A			North & South – L5 & rooftop	9m	6m – 6.3m	Building B			North & South – L5 & L6	9m	6m	Between Buildings			Building B internal balconies L5 & L6	9m	7m	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<p>required building separations depending on the type of room.</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</p>	<p>proposed Level 6 of Building B and rooftop communal open space, that are located on the same floor plate. Should consent be granted for the development, conditions would be imposed to maintain privacy as a result of the non-compliant building separation, to the northern and southern boundaries for the proposed Building B Level 6 and rooftop communal open space.</p>			
3G	Pedestrian Access and Entries				
3G-1	Building entries and pedestrian access connects to and addresses the public domain.	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3G-2	Access, entries and pathways are accessible and easy to identify.	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3H	Vehicle Access				
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Deletion of Sherwood Road results in vehicle access point that is not designed and located to achieve safety, minimise conflicts between pedestrians and vehicles. In this regard, the above non-compliance is considered unacceptable and has been included as a reason for refusal in the draft notice of determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3J	Bicycle and Car Parking				
	<p>For development in the following locations:</p> <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or 	See assessment in HDCP 2013 table at Appendix C.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	<ul style="list-style-type: none">on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre, <p>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p> <p>The car parking needs for a development must be provided off street.</p>				
3J-2	Parking and facilities are provided for other modes of transport.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-3	Car park design and access is safe and secure.	The configuration of Level 1 car parking area is not satisfactory as it will not maintain safety. In this regard, the above non-compliance is considered unacceptable and has been included as a reason for refusal in the draft notice of determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3J-4	Visual and environmental impacts of underground car parking are minimised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-5	Visual and environmental impacts of on-grade car parking are minimised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Part 4 – Designing the Building					
4A	Solar and Daylight Access				
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria				
	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the	The development, as modified, proposes that living rooms of 2596 units (26.04%) achieve at least 2 hours, while originally, 20/86 units (23.5%) were approved with compliant living room solar access.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	Newcastle and Wollongong local government areas.	The private open space of 46/96 units (47.9%) achieve at least 2 hours, while originally 41/86 units (48%) were approved with compliant private open space solar access. The development was already approved with non-compliant numbers of units receiving the solar access in the living rooms and private open spaces, due to the subject allotments east to west orientation, thereby constraining the site in terms of solar access. The proposed modification will result in marginal changes to previously approved units. Non-compliance under the proposed development as modified for solar access to provision is considered acceptable.			
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	The development, as modified, proposes 35/96 units (36.45%), while the original application was approved for 29/86 units (34%) that would receive no solar access. The development was already approved with non-compliant numbers of units not receiving the solar access. However, 5 out of the 10 additional units (nos. 8, 9, 46, 47 and 48) proposed under the subject modification application will not receive direct solar access. Residential amenity of the development has not been maintained in this regard. In this regard, the above non-compliance is considered unacceptable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
		and has been included as a reason for refusal in the draft notice of determination.			
4A-2	Daylight access is maximised where sunlight is limited.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4A-3	Design incorporates shading and glare control, particularly for warmer months.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4B	Natural Ventilation				
4B-1	All habitable rooms are naturally ventilated.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4B-2	The layout and design of single aspect apartments maximises natural ventilation.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria				
	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	67/96 (69.8%) of units are naturally cross ventilated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	No unit exceeds a depth of 18m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4C	Ceiling Heights				
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria				
	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Min. Ceiling Height - Habitable Rm = 2.7m - Non-Habitable Rm = 2.4m These minimums do not preclude higher ceilings if desired.	No changes, as approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If located in mixed used areas – 3.3m for first floor	Floor to ceiling height of Block B and C (Level 2) first	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	level to promote future flexibility of uses.	floor level is to be reduced to 3m. The intent of the ADG control to promote future flexibility of uses for the first floor level will not be achieved with the floor to ceiling height reduction. This is considered acceptable as the access to the first floor level has been designed to cater specifically for the residential uses and that the development has been provided with sufficient commercial component below this level. Non-compliance under the proposed development, as modified, for ceiling height for the first level provision is considered acceptable.			
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4D	Apartment Size and Layout				
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria				
	<p>Apartments are required to have the following minimum internal areas:</p> <p>Min. Internal Area</p> <ul style="list-style-type: none"> - Studio = 35m² - 1 b/r unit = 50m² - 2 b/r unit = 70m² - 3 b/r unit = 90m² <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p>	<p>All apartments were originally approved with compliant apartment sizes. However, under the subject modification application, unit 7 for 3 bedrooms and 2 bathrooms has a maximum area of only 90m², which is a shortfall of 5m². Units 10 and 21 with area of 75.1m² are proposed for 2 bedrooms, enclosed study and 2 bathrooms. The enclosure of the study area would allow the room to be used as a separate bedroom. Should consent be granted, conditions could be imposed to delete the enclosure of the study room</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
		of units 10 and 21 and the extra bathroom of unit 7.			
	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.	Every habitable room has a window in an external wall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4D-2	Environmental performance of the apartment is maximised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria				
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	The proposed development complies with this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Units 5, 6, 7, 9, 14, 15, 16, 19, 20, 25, 26, 27, 30, 31, 36, 37, 38, 41, 42, 43, 44, 47 and 48 kitchen area is not located in a straight direction of a window as some part of the kitchen is obstructed by wall. The kitchen design however has been approved as part of the original consent. Non-compliance is considered acceptable in this instance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	Satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Satisfactory. All bedrooms have minimum dimension of 3m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments. • 4m for 2 and 3 bedroom apartments. 	The proposed development complies with this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	No changes, as approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
4E	Private Open Space and Balconies				
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria				
	<p>All apartments are required to have primary balconies as follows:</p> <p>Min. Balcony Areas / Depths</p> <ul style="list-style-type: none"> - Studio = 4m³ / no min. depth - 1 b/r unit = 8m³ / 2m - 2 b/r unit = 10m³ / 2m - 3 b/r unit = 12m³ / 2.4m <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>	The dimensions and areas of all balconies comply with the standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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.	Unit 7 proposes POS area of 9.5m ² where an area of 15m ² is required. Should consent be granted, conditions would be imposed to provide minimum POS directly accessible from living room with area of 15m ² . Unit 6 proposes 2 x POS that are accessed from living room and bedroom with area of 12.7m ² each. Should consent be granted, conditions would be imposed to provide POS directly accessible from living room with minimum area of 15m ² .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4E-4	Private open space and balcony design maximises safety.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4F	Common Circulation and Spaces				
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria				
	The maximum number of	No changes, as approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	apartments off a circulation core on a single level is eight.				
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Daylight & natural ventilation to be provided to CCS above ground level. Windows should be at ends of corridors or next to core.	No changes, as approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.	<p>The additional six (6) x 2 bedroom units proposed on Block B Level 6 will rely on the existing lift core located on Block C. Appropriate weather protection has not been provided for this level to access the additional units proposed on Block B Level 6.</p> <p>In this regard, the above non-compliance is considered unacceptable and has been included as a reason for refusal in the draft notice of determination.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4G	Storage				
4G-1	Adequate, well designed storage is provided in each apartment.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria				
	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <p>Min. Storage Areas</p> <ul style="list-style-type: none"> - Studio = 4m³ - 1 b/r unit = 6m³ - 2 b/r unit = 8m³ - 3 b/r unit = 10m³ <p>At least 50% of the required storage is to be located within the apartment.</p>	No changes, as approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
4H	Acoustic Privacy				
4H-1	Noise transfer is minimised through the siting of buildings and building layout.	A revised acoustic assessment report has not been submitted with the subject modification application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4J	Noise and Pollution				
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	A revised acoustic assessment report has not been submitted with the subject modification application. In this regard, the above non-compliance is considered unacceptable and has been included as a reason for refusal in the draft notice of determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. See above.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4K	Apartment Mix				
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4K-2	The apartment mix is distributed to suitable locations within the building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4L	Ground Floor Apartments				
4L-1	Street frontage activity is maximised where ground floor apartments are located. However, ground floor units are not permitted. Refer to discussion under Holroyd LEP 2013.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4L-2	Design of ground floor apartments delivers amenity and safety for residents.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4M	Façades				
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4M-2	Building functions are expressed by the façade.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4N	Roof Design				
4N-1	Roof treatments are integrated into the building design and positively respond to the street.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4N-3	Roof design incorporates sustainability features.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4O	Landscape Design				
4O-1	Landscape design is viable and sustainable.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4O-2	Landscape design contributes to the streetscape and		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
	amenity.				
4P	Planting on Structures				
4P-1	Appropriate soil profiles are provided.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4P-2	Plant growth is optimised with appropriate selection and maintenance.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4Q	Universal Design				
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4Q-2	A variety of apartments with adaptable designs are provided.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4R	Adaptive Reuse				
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4S	Mixed Use				
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	The removal of vehicular access on Sherwood Road, initially approved to service the commercial development facing Sherwood Road, will result in potential conflict between accesses to the driveway between the residential and commercial components within Level 1 parking area. To access commercial premises on Sherwood Road by car, the customer must first access Level 1 parking area from Coolibah Street and then proceed towards north east to the public lift to plaza past the residential boom gate and a loading bay. There are no separate pathway and no disabled car parking proposed within this area. Proposed access for pedestrian and customer to the commercial premises on Sherwood Road is not	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
		considered acceptable. In this regard, the above non-compliance is considered unacceptable and has been included as a reason for refusal in the draft notice of determination.			
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents. See above.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4T	Awnings and Signage				
4T-1	Awnings are well located and complement and integrate with the building design.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4T-2	Signage responds to the context and desired streetscape character.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4U	Energy Efficiency				
4U-1	Development incorporates passive environmental design.	The development is considered satisfactory with regard to solar access and cross-ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4V	Water Management and Conservation				
4V-1	Potable water use is minimised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4V-3	Flood management systems are integrated into site design.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4W	Waste Management				
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Waste storage facilities proposed are not satisfactory as additional bins and garbage chute have not been provided for the extra units proposed at Block B on Level 6. In this regard, the above non-compliance is considered unacceptable and has been included as a reason for refusal in the draft notice of determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4X	Building Maintenance				
4X-1	Building design detail provides protection from weathering.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4X-2	Systems and access enable ease of maintenance.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
4X-3	Material selection reduces ongoing maintenance costs.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>