

Attachment 2 - Apartment Design Guide Compliance Table

No.	Control	Comments	Compliance		
PART 3 – SETTING THE DEVELOPMENT					
3A	Site Analysis		Yes	No	N/A
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3B	Orientation		Yes	No	N/A
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.	Considered satisfactory. The proposal comprises of 7 blocks which are provided with appropriate separation that allows adequate solar access to the units within the site. A shadow analysis has been provided which indicates that the neighbouring properties will be able to receive a minimum of 2 hours direct sunlight.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3C	Public Domain Interface		Yes	No	N/A
3C-1	Transition between private and public domain is achieved without compromising safety and security.	Transition considered satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3C-2	Amenity of the public domain is retained and enhanced.	The front setback areas are adequately landscaped. Building façades are considered satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3D	Communal and Public Open Space		Yes	No	N/A
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria Communal open space has a minimum area equal to 25% of the site. Required: 30,919m ² x 0.25 = 7,729.75m ²	Provided: <ul style="list-style-type: none">• Western-most shared common open space area = 2,868.6m²• Blocks A, B, C & D grade level common area = 2,851.1m²• Blocks E & F grade level common area = 1,102.4m²• Blocks F & G grade level common area = 848.7m²• Eastern-most pocket park = 2,451m² Total communal open space = 10,121.8m ² or 32.7% (includes eastern open space/park to be dedicated to Council)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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).	>50% of COS areas would receive the min. 2 hours direct sunlight between 9am and 3pm, mid-winter.	<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.		<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. <u>Comment:</u> The eastern pocket park (2,451m²) is to be dedicated as public open space. This area is considered to be appropriate for the site and for the locality.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3E	Deep Soil Zones		Yes	No	N/A												
3E-1	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.	Deep soil areas are provided to the perimeters of the site which incorporates tree planting and landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	Design Criteria 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>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m²	-	7%	650m² - 1,500m²	3m	greater than 1,500m²	6m	greater than 1,500m² with significant existing tree cover	6m	Required: 7% x 30,919m² = 2,164.33m² Provided: 11,306m² (36.6%) with min. 6m dimension.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site area	Minimum dimensions	Deep soil zone (% of site area)															
less than 650m²	-	7%															
650m² - 1,500m²	3m																
greater than 1,500m²	6m																
greater than 1,500m² with significant existing tree cover	6m																
3F	Visual Privacy		Yes	No	N/A												
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	Design Criteria 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.	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	The modified buildings are 4 / 5 storey in height. A minimum 12m is provided between 4 storey elements, and a minimum 18m is provided between 5 storey elements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building height	Habitable rooms and balconies	Non-habitable rooms															
up to 12m (4 storeys)	6m	3m															
up to 25m (5-8 storeys)	9m	4.5m															
over 25m (9+ storeys)	12m	6m															
3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms	The design is acceptable and poses no impacts on habitable rooms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												

	and private open space.				
3G	Pedestrian Access and Entries		Yes	No	N/A
3G-1	Building entries and pedestrian access connects to and addresses the public domain.	Pedestrian access points into the site and building are legible and well-defined.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3G-2	Access, entries and pathways are accessible and easy to identify.	All access, entries and pathways are accessible.	<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.	<p>Pedestrian linkages through the site considered satisfactory.</p> <p>Pedestrian crossings are provided in areas with shared vehicular and pedestrian paths of travel.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3H	Vehicle Access		Yes	No	N/A
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	<p>The modified proposal deletes the internal roads approved as part of DA2016/381/1.</p> <p>Council's Development Engineer has reviewed the amended vehicular access to and from the site, and basement amendments and raised no objections to the deletion of the internal roads, subject to the imposition of conditions requiring:</p> <ul style="list-style-type: none"> • 2 loading bays to be provided for Blocks A-D & Blocks E-G, and • the provision of a turning bay for a HRV at the entrance of Blocks E-G basement. <p>The above conditions are imposed to ensure safe manoeuvring within the site for cars and HRVs accessing the site and development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J	Bicycle and Car Parking		Yes	No	N/A
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Design Criteria</p> <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 • 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</p>	<p>HDCCP 2013 car parking rates apply. Refer to DCP assessment.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	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.					
3J-2	Parking and facilities are provided for other modes of transport.		Refer to DCP compliance table.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-3	Car park design and access is safe and secure		Basement access is secure via a security door.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-4	Visual and environmental impacts of underground car parking are minimised.		Entries to basement level parking considered satisfactory.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-5	Visual and environmental impacts of on-grade car parking are minimised. <u>Comment:</u> No changes sought to at-grade car park located within the western communal open space.			<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PART 4 – DESIGNING THE BUILDING						
4A	Solar and Daylight Access			Yes	No	N/A
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 Newcastle and Wollongong local government areas. Required: 70% x 317 units = 222 units minimum	Living rooms of at least 237 / 317 units (74.7%) achieve at least 2 hours of solar access between 9:00am and 3:00pm on 21 June	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		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 317 units = 48 units maximum	Nil units receive no direct sunlight.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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			Yes	No	N/A
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.	Considered satisfactory		<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		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Block A = 36 / 44 = 81.8% Block B = 33 / 42 = 78.6% Block C = 32 / 42 = 76.2%				

	<p>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.</p> <p>Required: 60% x 317 = 190.2 units</p>	<p>Block D = 33 / 35 = 94.3% Block E = 32 / 50 = 64% Block F = 37 / 57 = 64.9% Block G = 34 / 47 = 72.3%</p> <p>Overall = 237 / 317 = 74.7%</p>															
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	None proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												
4C	Ceiling Heights		Yes	No	N/A												
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	<p>Design Criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired.</p>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	All 2.7m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum ceiling height for apartment and mixed use buildings																	
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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.	The proposal is for a residential flat building and ceiling heights provided are acceptable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												
4D	Apartment Size and Layout		Yes	No	N/A												
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"/>												
	<p>Design Criteria Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> <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>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	All units comply with the minimum internal areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Apartment type	Minimum internal area																
Studio	35m ²																
1 bedroom	50m ²																
2 bedroom	70m ²																
3 bedroom	90m ²																
	Every habitable room must have a window in an external wall with a total	All habitable rooms have adequate access to daylight	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												

	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.	and ventilation.																		
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.	All units comply.	<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.	All units comply	<input checked="" type="checkbox"/>	<input 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"/>															
	Design Criteria Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	All units comply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All units comply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
	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.	All units comply.	<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.	All units comply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
4E	Private Open Space and Balconies		Yes	No	N/A															
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 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>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m.	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	All balconies meet the minimum dimensions and area requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dwelling type	Minimum area	Minimum depth																	
	Studio apartments	4m ²	-																	
1 bedroom apartments	8m ²	2m																		
2 bedroom apartments	10m ²	2m																		
3+ bedroom apartments	12m ²	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 15m ² and a minimum depth of 3m.	Each ground floor courtyard provided with a minimum POS area of 15m ² and minimum dimension of 3m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.	Satisfactory	<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.	All balconies and POS areas are integrated into and contribute 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	All POS and balconies have	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															

	maximises safety.	been designed to maximise safety.													
4F	Common Circulation and Spaces		Yes	No	N/A										
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 apartments off a circulation core on a single level is eight.	Block A – 10 units Block B – 10 units Block C – 10 units Block D – 8 units Block E – 11 units Block F – 12 units (dual core) Block G – 11 units Consistent with DA2016/381/1 approval and as such considered acceptable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Not applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4G	Storage		Yes	No	N/A										
4G-1	Adequate, well designed storage is provided in each apartment.														
	Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <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.	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	Proposed and modified units are provided with adequate storage internally and storage is also provided within the basement. Notwithstanding, Condition 57 of DA2016/381/1 requires each unit to be provided with the minimum storage areas stipulated for their specific dwelling type.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dwelling type	Storage size volume														
Studio apartments	4m ³														
1 bedroom apartments	6m ³														
2 bedroom apartments	8m ³														
3+ bedroom apartments	10m ³														
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4H	Acoustic Privacy		Yes	No	N/A										
4H-1	Noise transfer is minimised through the sitting of buildings and building layout.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4J	Noise and Pollution		Yes	No	N/A										
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.	Satisfactory. An acoustic report was submitted with the original DA and deemed acceptable by Council's Environmental Health Unit.	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4K	Apartment Mix		Yes	No	N/A										
4K-1	A range of apartment types and sizes is provided to cater for different household types now and	317 units comprising: 18 x 1 bed – 5.5% 281 x 2 bed – 89%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										

	into the future.	18 x 3 bed – 5.5% The development proposes an appropriate mix.			
4K-2	The apartment mix is distributed to suitable locations within the building.	Adaptable units are appropriately distributed on all levels with lift access provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4L	Ground Floor Apartments		Yes	No	N/A
4L-1	Street frontage activity is maximised where ground floor apartments are located.	No changes are sought to approved ground floor units.	<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		Yes	No	N/A
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	The proposed façades provide visual interest along the street frontage and respect the local character.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4M-2	Building functions are expressed by the façade.	The building functions are expressed by the façade division and design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4N	Roof Design		Yes	No	N/A
4N-1	Roof treatments are integrated into the building design and positively respond to the street.	Considered satisfactory	<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.	Roof top landscaping proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4N-3	Roof design incorporates sustainability features.	Roof top landscaping considered satisfactory	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4O	Landscape Design		Yes	No	N/A
4O-1	Landscape design is viable and sustainable.	Unchanged from original approval with the exception of the roof top landscaping to new apartments. This is consistent with the original approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4O-2	Landscape design contributes to the streetscape and amenity.	Landscaping enhances amenity of the COS, POS's and streetscape.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4P	Planting on Structures		Yes	No	N/A
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		Yes	No	N/A
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"/>
	<i>Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features</i>	Condition 30 of DA2016/381/1 requires 20% of total apartments to achieve the Liveable Housing Guideline's silver level universal design.	<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		Yes	No	N/A
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		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	adaptive reuse.			
4S	Mixed Use	Yes	No	N/A
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4T	Awnings and Signage	Yes	No	N/A
4T-1	Awnings are well located and complement and integrate with the building design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	Yes	No	N/A
4U-1	Development incorporates passive environmental design.	<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	Yes	No	N/A
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4W	Waste Management	Yes	No	N/A
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	<input checked="" type="checkbox"/>	<input 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	Yes	No	N/A
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"/>
4X-3	Material selection reduces ongoing maintenance costs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>