No.	Control	Comments	Compliance		
	B – SETTING THE DEVELOPMENT				
3A	Site Analysis	cicican have been beend on	Yes	No	N/A
3A-1	Site analysis illustrates that design de opportunities and constraints of the site of to the surrounding context.		\square		
3B	Orientation		Yes	No	N/A
3B-1	Building types and layouts respond to optimising solar access within the develo	pment.	\square		
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.			
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.	\boxtimes		
3C-2	Amenity of the public domain is retained and enhanced.	The front setback areas are adequately landscaped. Building façades are considered satisfactory.	\boxtimes		
3D	Communal and Public Open Space	conclusion ou callolatory.	Yes	No	N/A
3D-1	An adequate area of communal open residential amenity and to provide opport				
	Design Criteria Communal open space has a minimum area equal to 25% of the site. Required: 30,919m² x 0.25 = 7,729.75m²	 Provided: 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 = 10,121.8m² or 32.7% (includes eastern open space/park to be dedicated to 			
	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).	Council) >50% of COS areas would receive the min. 2 hours direct sunlight between 9am and 3pm, mid-winter.			

	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.		\square		
3D-3	Communal open space is designed to ma		\square		
3D-4	Public open space, where provided, is re and uses of the neighbourhood.	-			
	<u>Comment:</u> The eastern pocket park (2,451m ²) is to space. This area is considered to be app				
3E	locality. 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.			
	Design Criteria Deep soil zones are to meet the following minimum requirements:	Required: 7% x 30,919m ² = 2,164.33m ²			
	Site area Minimum dimensions Deep soil zone (% of site area) less than 650m ² - 650m ² - 1,500m ² 3m greater than 1,500m ² 6m 7%	Provided: 11,306m ² (36.6%) with min. 6m dimension.			
25	greater than 1,500m ² with significant 6m existing tree cover		Vee	Na	
3F 3F-1	Visual Privacy Adequate building separation distances	are shared equitably between	Yes	No	N/A
35-1	neighbouring sites, to achieve reasonable visual privacy.		\bowtie		
	Design Criteria	The modified buildings are 4 /			
	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: Building height Habitable rooms and balconies Non- nabitable rooms and balconies Building height Habitable rooms and balconies Non- nabitable rooms up to 12m (4 storeys) 6m 3m up to 25m (5-8 storeys) 9m 4.5m over 25m (9+ storeys) 12m 6m 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.	5 storey in height. A minimum 12m is provided between 4 storey elements, and a minimum 18m is provided between 5 storey elements.			

20	and private open space.		Vac	Na	NI/A
3G 3G-1	Pedestrian Access and Entries	Redestrian assess points into	Yes	No	N/A
36-1	Building entries and pedestrian access	Pedestrian access points into			
	connects to and addresses the public	the site and building are	\square		
20.0	domain.	legible and well-defined.			
3G-2	Access, entries and pathways are	All access, entries and	\square		
3G-3	accessible and easy to identify.	pathways are accessible.			
30-3	Large sites provide pedestrian links for access to streets and connection to	Pedestrian linkages through the site considered			
	destinations.				
	destinations.	satisfactory.			
			\square		
		Pedestrian crossings are			
		provided in areas with shared			
		vehicular and pedestrian			
3H	Vahiala Assass	paths of travel.	Yes	No	
<u>зн</u> 3H-1	Vehicle Access Vehicle access points are designed and	The modified proposal deletes	162	No	N/A
511-1	located to achieve safety, minimise	the internal roads approved as			
	conflicts between pedestrians and	part of DA2016/381/1.			
	vehicles and create high quality				
	streetscapes.	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:	\square		
		• 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.			
		The above conditions are			
		imposed to ensure safe			
		manoeuvring within the site			
		for cars and HRVs accessing			
		the site and development.			
					N/A
3J	Bicycle and Car Parking	· · ·	Yes	No	IN/A
3J 3J-1	Car parking is provided based on pr	oximity to public transport in		NO	
	Car parking is provided based on pr metropolitan Sydney and centres in region	oximity to public transport in	Yes		
	Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria	oximity to public transport in mal areas.			
	Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria For development in the following	oximity to public transport in onal areas. HDCP 2013 car parking rates			
	Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			
	Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria For development in the following locations:	oximity to public transport in onal areas. HDCP 2013 car parking rates			
	Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria For development in the following locations: • on sites that are within 800 metres	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			
	 Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria For development in the following locations: on sites that are within 800 metres of a railway station or light rail stop 	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			
	 Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria 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 	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			
	 Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria 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 	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			
	 Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria 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 	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			
	 Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria 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 or 	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			
	 Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria 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 or equivalent in a nominated regional 	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			
	 Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria 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 or 	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			
	 Car parking is provided based on pr metropolitan Sydney and centres in regic Design Criteria 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 or equivalent in a nominated regional 	oximity to public transport in onal areas. HDCP 2013 car parking rates apply. Refer to DCP			

3J-2	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.Refer to DCP table.	compliance			
3J-3	Car park design and access is safe and secure Basement access a security door.	is secure via	\square		
3J-4 3J-5	underground car parking are parking minimised. satisfactory.	ement level considered			
	Visual and environmental impacts of on-grade car parking an <u>Comment:</u> No changes sought to at-grade car park located within <u>communal open space</u> .	the western			
3J-6	Visual and environmental impacts of above ground enclosed are minimised.	d car parking			\square
	– DESIGNING THE BUILDING				
4A 4A-1	Solar and Daylight AccessTo optimise the number of apartments receiving sunlight rooms, primary windows and private open space.DesignLiving rooms and private open space.Living rooms of a 317 units (74.7% least 2 hours of a between 9:00am on 21 JuneCriteriaopen 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 government areas.Living rooms of a 317 units (74.7% least 2 hours of a between 9:00am on 21 June	t least 237 /) achieve at solar access	Yes		
	Required: 70% x 317 units = 222 units minimum		\square		
	A maximum of 15% of Nil units received apartments in a building sunlight. receive no direct sunlight between 9 am and 3 pm at mid-winter. Maximum: 15% x 317 units = 48 units maximum	e no direct			
4A-2	Daylight access is maximised where sunlight is limited.				
4A-3	Design incorporates shading and glare control, particularly months.	for warmer			
4B 4B-1	Natural Ventilation All habitable rooms are naturally ventilated.		Yes	No	N/A
4B-2	The layout and design of single aspect Considered satisfa apartments maximises natural ventilation.	actory			
4B-3	The number of apartments with natural cross ventilation is n create a comfortable indoor environment for residents.	naximised to			
	Design CriteriaAt least 60% of apartments arenaturally cross ventilated in the firstnine storeys of the building. ApartmentsBlock C = 32 / 42 =	= 78.6%			

	be cross venti	or greater are deemed to lated only if any enclosure es at these levels allows	Block D = 33 / 35 = 94.3% Block E = 32 / 50 = 64% Block F = 37 / 57 = 64.9%			
		ural ventilation and cannot	Block G = 34 / 47 = 72.3%			
	Required: 60	% x 317 = 190.2 units	Overall = 237 / 317 = 74.7%			
	Overall depth	of a cross-over or cross- tment does not exceed	None proposed.			\boxtimes
	•	ed glass line to glass line.				
4C	Ceiling Heigh			Yes	No	N/A
4C-1	Design Criter Measured fro finished ceilin heights are:	r ia m finished floor level to g level, minimum ceiling	All 2.7m			
	Minimum ceiling h for apartment and n Habitable rooms	neignt nixed use buildings 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		\square		
	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				
	higher ceilings					
4C-2		increases the sense of sp rtioned rooms.	pace in apartments and provides	\square		
4C-3	0 0	hts contribute to the ilding use over the life of	The proposal is for a residential flat building and ceiling heights provided are acceptable.			\boxtimes
4D	Apartment Si	ize and Layout		Yes	No	N/A
4D-1			is functional, well organised and	\square		
		h standard of amenity.				
	following minin Apartment type Studio 1 bedroom 2 bedroom 3 bedroom The minimum only one bathrooms i internal area b A fourth bedro	mum internal areas: Minimum internal area Minimum internal area 35m ² 50m ² 70m ² 90m ² n internal areas include bathroom. Additional ncrease the minimum	All units comply with the minimum internal areas.			
	internal area b	by 12m ² each.		<u> </u>		
		ble room must have a external wall with a total	All habitable rooms have adequate access to daylight			

	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 apart	ment is maximised.	\square		
	Design Criteria	All units comply.			
	Habitable room depths are limited to a		\square		
	maximum of 2.5 x the ceiling height.				
	In open plan layouts (where the living,	All units comply			
	dining and kitchen are combined) the maximum habitable room depth is 8m		\square		
	from a window.				
4D-3	Apartment layouts are designed to acco	mmodate a variety of household	\square		
	activities and needs.	1			
	Design Criteria	All units comply.			
	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ²		\square		
	(excluding wardrobe space).				
	Bedrooms have a minimum dimension	All units comply.			
	of 3m (excluding wardrobe space).		\square		
	Living rooms or combined living/dining	All units comply.			
	rooms have a minimum width of:		\square		
	• 3.6m for studio and 1 bedroom				
	apartments4m for 2 and 3 bedroom apartments.				
	The width of cross-over or cross-	All units comply.			
	through apartments are at least 4m	, and a somply.	\square		
	internally to avoid deep narrow				
	apartment layouts.				
4E	Private Open Space and Balconies		Yes	No	N/A
4E-1	Apartments provide appropriately sized to enhance residential amenity.	private open space and balconies	\bowtie		
4E-1	to enhance residential amenity. Design Criteria	private open space and balconies			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have	All balconies meet the			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows:	All balconies meet the minimum dimensions and area			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have	All balconies meet the			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling Minimum Minimum	All balconies meet the minimum dimensions and area			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling type Minimum depth	All balconies meet the minimum dimensions and area			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling type Minimum area Minimum depth Studio apartments 4m ²	All balconies meet the minimum dimensions and area			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling type Minimum depth Studio apartments 4m ² 1 bedroom apartments 8m ²	All balconies meet the minimum dimensions and area			
4E-1	to enhance residential amenity.Design CriteriaAll apartments are required to have primary balconies as follows:Dwelling typeMinimum areaMinimum depthStudio apartments4m²-1 bedroom apartments8m²2m2 bedroom apartments10m²2m3+ bedroom apartments12m²2.4m	All balconies meet the minimum dimensions and area			
4E-1	to enhance residential amenity.Design CriteriaAll apartments are required to have primary balconies as follows:Dwelling typeMinimum areaMinimum depthStudio apartments4m²-1 bedroom apartments8m²2m2 bedroom apartments10m²2m	All balconies meet the minimum dimensions and area			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m.	All balconies meet the minimum dimensions and area requirements.			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling Minimum depth Studio apartments 4m ² 1 bedroom apartments 8m ² 2 bedroom apartments 10m ² 3+ bedroom apartments 12m ² The minimum balcony depth to be counted as contributing to the balcony area is 1m. For apartments at ground level or on a	All balconies meet the minimum dimensions and area requirements.			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. For apartments at ground level or on a podium or similar structure, a private	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS area of 15m ² and minimum			
4E-1	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. For apartments at ground level or on a podium or similar structure, a private	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS			
4E-1 4E-2	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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. Primary private open space and	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS area of 15m ² and minimum			
	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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. Primary private open space and balconies are appropriately located to	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS area of 15m ² and minimum dimension of 3m.			
4E-2	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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. Primary private open space and balconies are appropriately located to enhance liveability for residents.	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS area of 15m ² and minimum dimension of 3m. Satisfactory			
	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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. Primary private open space and balconies are appropriately located to enhance liveability for residents. Private open space and balcony design	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS area of 15m ² and minimum dimension of 3m. Satisfactory All balconies and POS areas			
4E-2	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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. Primary private open space and balconies are appropriately located to enhance liveability for residents.	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS area of 15m ² and minimum dimension of 3m. Satisfactory			
4E-2	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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. Primary private open space and balconies are appropriately located to enhance liveability for residents. Private open space and balcony design is integrated into and contributes to the	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS area of 15m ² and minimum dimension of 3m. Satisfactory All balconies and POS areas are integrated into and			
4E-2	to enhance residential amenity. Design Criteria All apartments are required to have primary balconies as follows: Dwelling 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 The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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. Primary private open space and balconies are appropriately located to enhance liveability for residents. Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of	All balconies meet the minimum dimensions and area requirements. Each ground floor courtyard provided with a minimum POS area of 15m ² and minimum dimension of 3m. Satisfactory All balconies and POS areas are integrated into and contribute to the overall			

4F Common Circulation and Spaces Salary. Yes No N/A 4F-1 Common circulation spaces achieve good amenity and properly service the maximum number of apartments. Block A - 10 units Block A - 10 units Block A - 10 units Block C - 11 units Common circulation core on a single level is Block C - 11 units Block C - 11 units Common circulation spaces promote safety and provide for social interaction between residents. Image: Common circulation spaces promote safety and provide for social interaction between residents. Image: Common circulation spaces promote safety and modified units as for povided it safety and modified units as for povided it. Image: Common circulation spaces provided in each apartment. 4G Storage Yes No N/A 4G-1 Adequate, well designed storage is provided in each apartment. Proposed and modified units as sto provided within the basement. Image: common safety and modified units as povided: Image: common circulation spaces provided within the minimum storage areas storage is provided: Image: common circulation storage is conveniently located, accessible and nominated for individual apartments. Image: common circulated within the apartment. 4G-2 Additional storage is convenenently. Satisfactory. An acoustic repo		maximises safety.			been designed to maximise safety.			
4F-1 Common circulation spaces achieve good amenity and property service the number of apartments. □ □ Design Criteria Block A – 10 units Block C – 10 units Block C – 10 units eight. Block C – 10 units Block C – 10 units Block C – 10 units Block C – 11 units Block C – 10 units Image: Composition operations and provide for social Image: Composition operation operation operations and provide for social Image: Composition operation operations and provide for social Image: Composition operation operations	4F	Common Circulati	on and Spaces			Yes	No	N/A
the number of apartments. Image: Starting a single life is disculation core on a single level is eight. Block A - 10 units Block C - 10 units Block D - 8 units Block C - 10 units Block C - 10 units Block C - 10 units Block C - 11 units Block C - 10 units Block C - 10 units Image: Starting a such core For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. Not applicable. Image: Storage Image: Storage: Storage Image: Storage: Storage Image: Storage: Storage: Storage: Storage: Storage: Storage: Storage: Storage: Sto					od amenity and properly service			
The maximum number of apartments off a circulation core on a single level is eight. Block B - 10 units Block D - 8 units Block C - 11 units Block C - 11 units Block F - 12 units (dual core) Block G - 11 units Image: Image				- 9-				
off a circulation core on a single level is eight. Block C - 10 units Block C - 10 units Block C = 11 units Block C = -11 units Block C = -11 units Block G = 11 units Consistent with DA2016/381/1 approval and as such considered acceptable. Image: Considered acceptable. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. Image: Considered acceptable. Image: Considered acceptable. Image: Considered acceptable. Image: Considered acceptable. 4F-2 Common circulation spaces promote safety and provide for social interaction between residents. Image: Considered acceptable. Image: Considered acceptable. Image: Considered acceptable. 4G-1 Adequate, well designed storage is provided in each apartment. Proposed and modified units atorage is provided. Image: Considered acceptable. Image: Considered acceptable. Adequate, well designed storage is torovided. Storage accessible and modified units atorage is to be located within the apartment. Notwithstanding, Condition 57 of DA2016/381/1 requires acceptable. Image: Considered acceptable. Image: Consistent within adequate storage is to be located within		-			Block A – 10 units			
eight. Biock D - 8 units Biock C - 11 units Biock C - 11 units Biock G - 11 units Consistent with DA2016/381/1 approval and as such considered acceptable. Image: Considered acceptable. 4F-2 Common circulation spaces promote safety and provide for social in addition to storage in kitchens, bathrooms and bedrooms, het following storage is provided in each apartment. NA 4G-1 Adequate, well designed storage is provided in each apartment. Proposed and modified units are provided with adequate bathrooms and bedrooms, het following storage is provided: NA 4G-1 Adequate, well designed storage is provided in each apartment. Proposed and modified units are provided with adequate bathrooms and bedrooms, het following storage is provided: NA 4G-2 Additional storage is conveniently located, accessible and nominated for it be located within the apartment. Notwithstanding, Condition 57 of DA2016/381/1 requires each unit to be provided with the minimum storage areas stipulated for their specific welling type. Image: Conveniently located, accessible and nominated for it be located within the apartment. 4G-2 Additional storage is conveniently located, accessible and nominated for it goot. Yes No 4H-1 Noise transfer is minimised through the sitting of buildings and building are minimised through the careful sitting and layout of buildings. Satisfactory. An acoustic report was submitted with the original pA and deemed acceptable by Council's Environments the impacts of external noise and politution are mainsissoin. Satis								
41-2 Dock E - 11 units Dock E - 11 units Block E - 12 units (dual core) Block E - 11 units Block G - 11 units Consistent with DA2016/381/1 approval and as such Image: Consistent with DA2016/381/1 AfF-2 Common circulation spaces promote interaction between residents. AfF-2 Common circulation spaces promote safety and provide for social interaction between residents. AG Storage Yes Adequate, well designed storage is provided: Proposed and modified units also provided with adequate storage internally and storage internally and storage internally and storage areas situation on solved storage is also provided within the basement. Not leading type Storage sex volume Storage is provided: Not whith standing. Condition 57 of DA2016/381/1 requires each unit to be provided within the basement. Notwithstanding. Condition 57 of bedroom apartments To be provided within the apartment. At least 50% of the required storage is norweniently located, accessible and nominated for individual apartments. Yes No Additional storage is minimised through the sitting of buildings and building and building layout. Image: provided within apartments through layout and accestable and nominated for individual apartments. Yes No 4H-1 Noise impacts are mititgated within apartments through layout and ac			e on a single lev	ei is				
Hock F - 12 units (dual core) Block G - 11 units Image: Section of the section o		eight.						
Block G - 11 units Image: Section 2016/381/1 approval and as such considered acceptable. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. Not applicable. 4F-2 Common circulation spaces promote safety and provide for social in addition to storage in provided in each apartment. Image: Section 2016/381/1 approval 4G Storage Yes No 4G-1 Adequate, well designed storage is provided in each apartment. Proposed and modified units in addition to storage in kitchens, are provided with adequate storage is provided: Proposed and modified units in addition to storage is also provided within the basement. Image: Storage second within the basement. 5000 apartments 6m² Obs (DAC)16/381/1 required storage is also provided within the minimum storage areas situlated for their specific diveliling type. Image: Storage is conveniently located, accessible and nominated for individual apartments. Image: Storage is conveniently located, accessible and building layout. Image: Storage is conveniently located, accessible and building layout. Image: Storage is conveniently located, accessible and building layout. Image: Storage is conveniently located, accessible and building layout. Image: Storage is conveniently located, accessible and building layout. Image: Storage is conveniently located, accessible and building layout. Image: Storage is conveniently located, accessible and building layout. Image: Storage: Storage: Storage: Storage is conveniently located, accessib								
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sizes is provided to cater for 18 x 1 bed – 5.5%				1		Yes	No	N/A
sizes is provided to catel for $18 \times 1 \text{ bed} = 5.5\%$	4K-1					\square		

	into the future.	18 x 3 bed – 5.5%			
		The development proposes an			
		appropriate mix.			
4K-2	The apartment mix is distributed to	Adaptable units are appropriately	_		_
	suitable locations within the	distributed on all levels with lift	\square		
	building.	access provided.			
4L	Ground Floor Apartments		Yes	No	N/A
4L-1	Street frontage activity is	No changes are sought to approved	\square		
	maximised where ground floor	ground floor units.			
4L-2	apartments are located.	ts delivers amenity and safety for			
4L-2	residents.	is delivers amenity and salety for			
4M	Façades		Yes	No	N/A
4M-1	Building facades provide visual	The proposed façades provide	163	NO	IN/A
	interest along the street while	visual interest along the street			
	respecting the character of the	frontage and respect the local			
	local area.	character.			
4M-2	Building functions are expressed	The building functions are			
	by the façade.	expressed by the façade division	\square		
		and design.			
4N	Roof Design	5	Yes	No	N/A
4N-1	Roof treatments are integrated into	Considered satisfactory			
	the building design and positively				
	respond to the street.				
4N-2	Opportunities to use roof space for	Roof top landscaping proposed.	_		_
	residential accommodation and				
	open space are maximised.				
4N-3	Roof design incorporates	Roof top landscaping considered	_		
	sustainability features.	satisfactory			
40	Landscape Design	· · · · · · · · · · · · · · · · · · ·	Yes	No	N/A
40 40-1	Landscape design is viable and	Unchanged from original approval	Yes	No	N/A
		with the exception of the roof top		No	N/A
	Landscape design is viable and	with the exception of the roof top landscaping to new apartments.	Yes	No	N/A
	Landscape design is viable and	with the exception of the roof top landscaping to new apartments. This is consistent with the original			
40-1	Landscape design is viable and sustainable.	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval.			
	Landscape design is viable and sustainable.	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of			
40-1	Landscape design is viable and sustainable.	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval.			
40-1 40-2 4P	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape.		No	N/A
40-1 40-2 4P 4P-1	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provide	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d.	Yes		
40-1 40-2 4P 4P-1 4P-2	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provider Plant growth is optimised with appropriate	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance.			
40-1 40-2 4P 4P-1	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provide. Plant growth is optimised with appro Planting on structures contributes to	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d.	Yes		
40-1 40-2 4P 4P-1 4P-2 4P-3	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provide Plant growth is optimised with appro Planting on structures contributes to and public open spaces.	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance.	Yes X	No	N/A
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provided Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal	∑ Yes ∑ ∑ Yes		
40-1 40-2 4P 4P-1 4P-2 4P-3	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provide Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu-	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. priate selection and maintenance. the quality and amenity of communal ded in apartment design to promote	Yes X	No	□ □ N/A □ □ □
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provider Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers.	∑ Yes ∑ ∑ Yes	No	N/A
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provided Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m Developments achieve a	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1	∑ Yes ∑ ∑ Yes	No	□ □ N/A □ □ □
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provided Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclue flexible housing for all community m Developments achieve a benchmark of 20% of the total	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to	∑ Yes ∑ ∑ Yes ∑ ∑ ∑	No	N/A
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provided Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m Developments achieve a	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to	∑ Yes ∑ ∑ Yes	No	N/A
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provided Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m Developments achieve a benchmark of 20% of the total apartments incorporating the	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to achieve the Liveable Housing	∑ Yes ∑ ∑ Yes ∑ ∑ ∑	No	N/A
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q 4Q-1	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provide Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to achieve the Liveable Housing Guideline's silver level universal design.	∑ Yes ∑ ∑ Yes ∑ ∑ ∑	No	N/A
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provide Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to achieve the Liveable Housing Guideline's silver level universal design.	∑ Yes ∑ ∑ Yes ∑ ∑ ∑	No	N/A
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q 4Q-1	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provided Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features A variety of apartments with adaptal	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to achieve the Liveable Housing Guideline's silver level universal design.	× Yes × Yes × ×	No	N/A
40-1 40-2 4P-1 4P-2 4P-3 4Q 4Q-1 4Q-1	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provided Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features A variety of apartments with adaptal	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to achieve the Liveable Housing Guideline's silver level universal design. ble designs are provided.	× Yes × Yes × ×	No No No No No No No	N/A N/A Image: Constraint of the second s
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q 4Q-1 4Q-1 4Q-2 4Q-3 4R	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provide. Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features A variety of apartments with adaptal Apartment layouts are flexible and needs. Adaptive Reuse	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to achieve the Liveable Housing Guideline's silver level universal design. ble designs are provided.	× Yes × Yes × ×	No	□ □ N/A □ □ □
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q 4Q-1 4Q-1	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provide. Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m <i>Developments achieve a</i> <i>benchmark of 20% of the total</i> <i>apartments incorporating the</i> <i>Liveable Housing Guideline's</i> <i>silver level universal design</i> <i>features</i> A variety of apartments with adaptal Apartment layouts are flexible and needs. Adaptive Reuse New additions to existing buildings a	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to achieve the Liveable Housing Guideline's silver level universal design. ble designs are provided. d accommodate a range of lifestyle re contemporary and complementary	× Yes × Yes × ×	No No No No No No No	Image: N/A
40-1 40-2 4P 4P-1 4P-2 4P-3 4Q 4Q-1 4Q-1 4Q-2 4Q-3 4R	Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity. Planting on Structures Appropriate soil profiles are provide. Plant growth is optimised with appro Planting on structures contributes to and public open spaces. Universal Design Universal design features are inclu- flexible housing for all community m <i>Developments achieve a</i> <i>benchmark of 20% of the total</i> <i>apartments incorporating the</i> <i>Liveable Housing Guideline's</i> <i>silver level universal design</i> <i>features</i> A variety of apartments with adaptal Apartment layouts are flexible and needs. Adaptive Reuse New additions to existing buildings a and enhance an area's identity and	with the exception of the roof top landscaping to new apartments. This is consistent with the original approval. Landscaping enhances amenity of the COS, POS's and streetscape. d. opriate selection and maintenance. the quality and amenity of communal ded in apartment design to promote embers. Condition 30 of DA2016/381/1 requires 20% of total apartments to achieve the Liveable Housing Guideline's silver level universal design. ble designs are provided. d accommodate a range of lifestyle re contemporary and complementary	× Yes × Yes × ×	No No No No No No No	Image: N/A I

	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.			\square
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.			\boxtimes
4T	Awnings and Signage	Yes	No	N/A
4T-1	Awnings are well located and complement and integrate with the building design.			\square
4T-2	Signage responds to the context and desired streetscape character.			\boxtimes
4U	Energy Efficiency	Yes	No	N/A
4U-1	Development incorporates passive environmental design.	\boxtimes		
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	\square		
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	\bowtie		
4V	Water Management and Conservation	Yes	No	N/A
4V-1	Potable water use is minimised.	\boxtimes		
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	\bowtie		
4V-3	Flood management systems are integrated into site design.	\boxtimes		
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.	\bowtie		
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.	\bowtie		
4X	Building Maintenance	Yes	No	N/A
4X-1	Building design detail provides protection from weathering.	\square		
4X-2	Systems and access enable ease of maintenance.	\square		
4X-3	Material selection reduces ongoing maintenance costs.	\square		